

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 16468

Name: The Ford Family Trust, Jon E. & Vicki Anne Ford

Robert Emmett & Kathleen L. Ford Brown

P. O. Box 680

Gualala, CA 95445-0680

O. & M. Local No. 3

Index No. 95

Lyon County No. 4-062-01

Claim No. Pl. of 45

User # 2640

Ditch Fox

Court Decree: C-125, P.25, Fox Ditch Company

PROPERTY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	TOTAL	ACRE FEET APPORTIONED	TOTAL ACRES	BRIDGEPORT RES.	CLAIM #	TOTAL ACRES
1665	.001	.080	3.2076	0		.000				45	.290
1670	.001	.080	3.2076	0		.000				45	.290
1675	.001	.060	3.2076	8	0.1901	.012				45	.000
1680	.001	.030	3.2076	25	0.594	.018				45	
1685	.000	.020	3.2076	29	0.689	.010				45	
1690	.000	.018	3.2076	30	0.7128	.005				45	.050
1695	.000	.010	3.2076	32	0.7603	.006				45	
TOTAL	.004	.290				.051	.05	.00	.05		

LEGAL DESCRIPTION:

E. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
 04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
 1/10/04 - Transferred from card #7648 - Carpenter Nevada, LLC
 06/15/05 - City of Yerington Annexation Phase 1 - changed APN
 4-061-15 to 1-481-01
 02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
 12/26/07 - Transferred from card #10759 - Cottonwood Property Ford Family Trust - 50% int.
 Robert Emmett & Kathleen L. Ford Brown - 50% int.

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
204-524	02/19/62	Goldie Hickey to Ray & Viola Diehl.
419-97	04/04/66	Ray & Viola Diehl to Oscar Ivey.
649-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
131623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
131312	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
1122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
1194448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
1159152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
1313118	09/20/04	Carpenter Nevada, LLC, a Nevada limited liability company to Cottonwood Property Acquisition, LLC, a Nevada limited liability company.
1338701	01/11/07	Parcel Map for Cottonwood Property Acquisition
11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Index No. 95

Lyon County No. 4-061-03

Claim No. Pl. of 45

User # 2660

Ditch Fox

Card #:

53686

Name:

Thomas J. & Patricia Grady Trust

Address:

43 Fairway Dr.
Yerlington, NV 89447

O. & M. Local No. 3

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET TOTAL	ACRE FEET APPORTIONED	TOTAL RES. ACRE FEET	GRAND TOTAL RES. ACRE FEET	CLAIM #	TOTAL ACRES
1865	.001	.100	3.2076	0		.000				45	.360
1870	.001	.100	3.2076	0		.000				45	.360
1875	.001	.080	3.2076	8	0.1901	.015				45	.000
1880	.001	.040	3.2076	25	0.594	.023				45	
1885	.000	.020	3.2076	29	0.689	.013				45	
1890	.000	.010	3.2076	30	0.7128	.006				45	
1895	.000	.010	3.2076	32	0.7603	.008				45	
TOTAL	.084	.360				.065	.07	.06	.07		

Water Rt. Acres .360
Non Water Rt. Acres .000
Acres Feet Storage .070

LEGAL DESCRIPTION:

Sec. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#55-521	02/19/62	Goldie Hickey to Ray & Viola Dient to O. & M. Local No. 3
#55-527	04/04/66	Ray & Viola Dient to O. & M. Local No. 3
#48-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#11823	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/88	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#194448	07/13/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#28152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#53118	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#598701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1311111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,)
)
 Plaintiff,) In Equity No. C-125-ECR
) Subfile No. C-125-B
 WALKER RIVER PAIUTE TRIBE.)
) NOTICE OF CHANGE OF
 Plaintiff-Intervenor,) OWNERSHIP OF WATER RIGHT
)
 v.)
)
 WALKER RIVER IRRIGATION DISTRICT,)
 a corporation, et al.,)
)
 Defendants.)

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Alvin R. Foster

Name(s)

23030 Comstock Ranch Rd.

Street or P.O. Box

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Sonora CA 95370
Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership

Michael E. Lamb and Esther I. Lamb

Name(s)

7 Rio Vista Drive

Street or P.O. Box

Yerington NV 89447
Town or City State ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- ☒ Deed
- ☐ Court Order
- ☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

1 such a notice, but retains such water rights, shall nevertheless, be bound by the results of this
2 litigation.

3
4 X Executed this 7 day of May 2008.

6
7 X *Alvin R. Foster*

8 [signature of counter-defendant]

9 Alvin R. Foster

10 [name of counter-defendant]

11
12
13 [signature, if applicable, of person acting on
14 behalf of counter-defendant]

15
16 [name, if applicable, of person acting on
17 behalf of counter-defendant]

18 23030 Comstock Ranch Rd.
19 Sonora, CA 95370

20 [address]

21
22 X [telephone number]

23 209 785-5161

Case 3:73-cv-00127-EOR-RAV Document 1302 Filed 11/14/2007 Page 5 of 5

DOC # 416657
 11/14/2007 03:57 PM
Official Record
 Requested By
 TICOR TITLE OF NEVADA
 Lyon County - NV
 Mary C. Milligan - Recorder
 Page 1 of 2 Fee \$40.00
 Recorded By CDL RPTT \$622.05

WHEN RECORDED MAIL TO
 Michael E Lamb
 Esther I Lamb
 7 Rio Vista Drive
 Yerington, NV 89447
 MAIL TAX STATEMENTS TO
 Same As Above

Escrow No 7005520-KAS

The undersigned hereby affirms that this document
 submitted for recording does not contain the social
 security number of any person or persons
 (Pursuant to NRS 239B.030)

APN No 004-283-03

RPTT \$622.05

SPACE ABOVE FOR RECORDER'S USE ONLY



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That Alvin R Foster, An Unmarried Man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
 Grant, Bargain, Sell and Convey to Michael E Lamb and Esther I Lamb, husband and wife as
 joint tenants, with the right of survivorship

all that real property situated in the County of Lyon, State of Nevada, described as follows

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

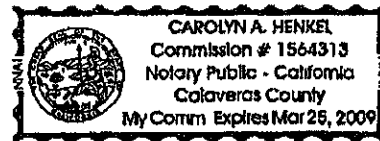
Together with all and singular the tenements, hereditaments and appurtenances thereunto
 belonging or in anywise appertaining

Alvin R Foster
 Alvin R Foster

STATE OF CALIFORNIA } ss
 COUNTY OF CALAVERAS

This instrument was acknowledged before me on November 10, 2007, by Alvin R Foster

Carolyn A Henkel
 NOTARY PUBLIC



Escrow No 7005520-KAS

**EXHIBIT A
LEGAL DESCRIPTION**

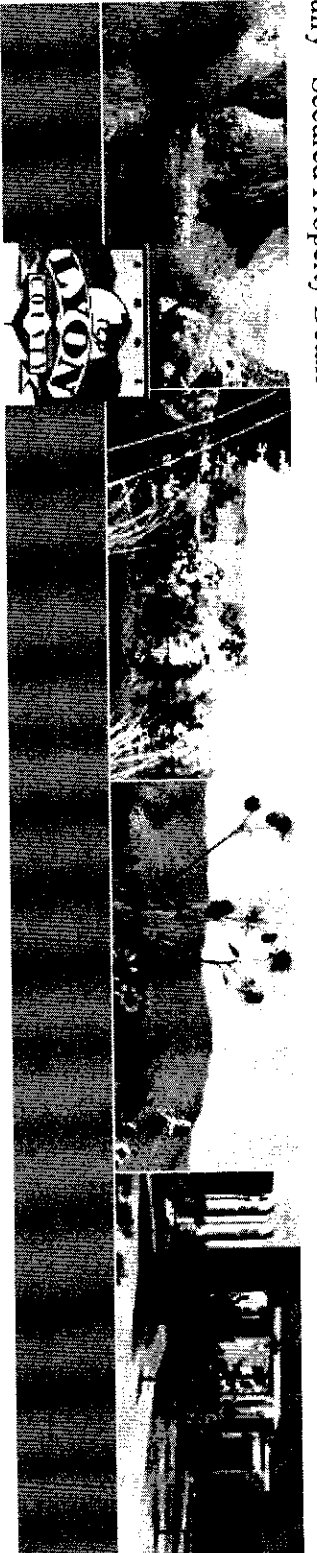
All that certain real property situate in the County of Lyon, State of Nevada, described as follows

All that certain real property being a portion of the SE ¼ of the SW ¼ of Section 22, and a portion of the NE ¼ of the NW ¼, Section 27, T 13 N, R 25 E, M D B & M, Lyon County, Nevada, described as follows

Commencing at the section corner common to sections 21, 22, 27 and 28 of said Township and Range, thence South 89°37'02" East, 1986.70 feet, thence South 7°10'16" West, 84.43 feet, thence South 89°49'44" East, 245.00 feet to the point of beginning, thence North 0°10'16" East, 290.10 feet; thence South 89°49'44" East, 149.14 feet, thence South 290.10 feet to a point that lies South 89°49'44" East, 150.01 feet from the point of beginning, thence North 89°49'44" West, 150.01 feet to the true point of beginning

APN 004-283-03

Document Number 338867 is provided pursuant to the requirements of Section 1 NRS 111.312



[Assessor Home](#)
[Back to Search List](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 012-361-19

Location

Property Location 9 NORDYKE RD PAR A
 Town MASON VALLEY
 Subdivision Lot Block
 Property Name
 Remarks LUBBE FAMILY TRUST DTD 4/10/08

[Add'l Addresses](#)

[Assessor Maps](#)

[Legal Description](#)

Description

Total Acres 34.260 Ag Acres 33.260 W/R Acres .000

Improvements

Single-1 fam Detached	Non-dwell Units 0	Bdrm/Bath 4/3.50
Multi-fam Attached 0	MH Hookups 0	Stories 2.0
Mobile Homes 0	Wells 1	
Total Dwelling Units 1	Septic Tanks 1	
	Bldg Sq Ft 5,447	
	Garage Sq Ft 0	Attch/Detch
	Basement Sq Ft 0	Finished 0

Improvement List

Ownership

Assessed Owner Name LUBBE, GREGG E & SHELLY M
 TRS
 Mailing Address P O BOX 71294
 RENO, NV 89447-0000
 Legal Owner Name LUBBE, GREGG E & SHELLY M
 TRS
 Vesting Doc#, Date 425450 05/01/08 Book/Page /

[Ownership History](#)

[Document History](#)

Appraisal Classifications

Current Land Use Code 602 [Code Table](#)
 Zoning RR5
 Re-appraisal Group 3
 Orig Constr Year 1997
 Re-appraisal Year 2006
 Weighted Year

Case 3:73-cv-00127-MMD-WSC Document 5 Filed 03/05/10 Page 9 of 132

Type	Description/Name	Doc #	Sfx	Date	Cost	Book	Page(s)
JTD	JOINT TENANCY DEED	17193		12/10/1973			
GBA	GREEN BELT APPROVED	24395		12/09/1975			
DEE	DEED	70027		08/13/1982			
QCD	QUITCLAIM DEED	70028		08/13/1982			
GBA	TIBBALS, JOSEPH WILLIAM GREEN BELT APPROVED	145233		10/01/1991			
PAR	SPLIT FROM 12-361-01 PARCEL MAP	168103		01/21/1994			
QCD	TIBBALS, JOSEPH WILLIAM QUITCLAIM DEED	172991		06/29/1994			
GBS	CUTLER, DONALD G & DEE ANNE GRANT BARGAIN SALE DEED	172992		06/29/1994	140,000		
GBA	CUTLER, DONALD G & DEE ANNE GREEN BELT APPROVED	172995		06/29/1994			
GBA	CUTLER, DONALD G & DEE ANNE GREEN BELT APPROVED	173971		08/03/1994			
REL	CUTLER, DONALD & DEE ANNE RELEASE DEFERRED TAX LIEN	178952		01/25/1995			
PAR	CUTLER, DONALD G & DEE ANNE PARCEL MAP	180740		03/31/1995			
TRD	FIRST UNION NATIONAL BANK TR TRUSTEES DEED	290830		02/14/2003			
GBS	LUBBE, GREGG E & SHELLY M GRANT BARGAIN SALE DEED	314125		02/18/2004	585,000		
GBA	LUBBE, GREGG E & SHELLY M GREEN BELT APPROVED	406948		05/23/2007			
TRU	LUBBE, GREGG E & SHELLY M TRS DEED TO A TRUST	425450		05/01/2008			

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

*** THIS IS AN UNOFFICIAL COPY ***

RPT #7
APN # 012-361-19
RECORDING REQUESTED
AND RETURN TO:
Lifeline Estate Services, Inc
3708 Lakeside Drive, Suite 202
Reno, Nevada 89509

DOC # 425450
05/01/2008 03:03 PM
Official Record
Requested By
LIFELINE ESTATE SERVICES INC
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 2 Fee \$15.00
Recorded By MCM RPT



MAILTAX STATEMENTS TO:
Gregg E. & Shelly M. Lubbe
P O Box 72294
Reno Nevada 89570

QUITCLAIM DEED

GREGG E. LUBBE and SHELLY M. LUBBE, husband and wife as joint tenants, hereby quitclaims to GREGG E. LUBBE and SHELLY M. LUBBE, trustees, or successor trustee(s) of the LUBBE FAMILY TRUST DATED APRIL 10, 2008, the following described real estate in Lyon County, State of Nevada.

SEE EXHIBIT ATTACHED

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Dated April 10, 2008

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER

GREGG E. LUBBE

SHELLY M. LUBBE

STATE OF NEVADA

COUNTY OF WASHOE

)
) SS:
)

ACKNOWLEDGMENT

Personally came before me this April 10, 2008, the above named GREGG E. LUBBE and SHELLY M. LUBBE, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Susan C Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires July 23, 2008

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425450

05/01/2008
002 of 2

EXHIBIT "A"

All that certain real property being a portion of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22 and a portion of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, T 12 N, R 25 E, M D B.&M., also being a portion of Parcel A of Map No 168510, Lyon County, Nevada, described as follows:

Parcel 2, as shown on the Parcel Map for Donald G Cutler and Dee Anne Cutler, recorded in the Official Records of Lyon County, Nevada, on March 31, 1995 as Document No 180740

NOTE(NRS 111 312) The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on February 18, 2004, as Document No 314125 of Official Records.

"UNOFFICIAL COPY"

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,)	
)	
Plaintiff,)	In Equity No. C-125-ECR
)	Subfile No. C-125-B
WALKER RIVER PAIUTE TRIBE,)	
)	NOTICE OF CHANGE OF
Plaintiff-Intervenor,)	OWNERSHIP OF WATER RIGHT
)	
V.)	
)	
WALKER RIVER IRRIGATION DISTRICT,)	
a corporation, et al.,)	
)	
Defendants.)	

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership: Linda Park as Successor Trustee of the Ben & Linda Harrison Trust U/D/T 3-21-96

Name(s)

P. O. Box 82

Street or P.O. Box

Smith Valley NV 89430
Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership
Mann Ranch, LLC, a Nevada limited liability company

Name(s)

P. O. Box 82

Street or P.O. Box

Smith Valley NV 89430
Town or City State ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate
box(es)):

☒ Deed -Quitclaim Deed

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of
Change of Ownership of Water Right using this form is ultimately responsible for the accuracy
of this filing. Consequently, the undersigned acknowledges that any person or entity who files

This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 23 day of Jun 2009.

By: Linda Park

[signature of counter-defendant]

Linda Park, Successor Trustee
of The Ben & Linda Harrison
Trust

[name of counter-defendant]

[signature, if applicable, of person acting on
behalf of counter-defendant]

[name, if applicable, of person acting on
behalf of counter-defendant]

P. O. Box 82
Smith Valley, NV 89430

[address]

[telephone number]

*** THIS IS AN UNOFFICIAL COPY ***

APN: 10-421-01
When recorded return to
CHRIS MacKENZIE, ESQ
P.O. Box 646
Carson City, NV 89702

Affiant's Address/Mail Tax Statements To:
William Park
MANN RANCH, LLC
P.O. Box 82
Smith Valley, NV 89450

The party executing this document hereby affirms
that this document submitted for recording does not
contain the social security number of a person or
persons as required by NRS 239.038

Linda Park
LINDA PARK

DOC # 436221
12/31/2008 09:24 AM
Official Record
Requested by
ALLISON WICKENZIE ET AL
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 3 Fee \$16.00
Recorded By DLW RPTT



0436221

QUITCLAIM DEED

THIS INDENTURE, made this 24 day of December, 2008, by and
between LINDA PARK as Successor Trustee of THE BEN & LINDA HARRISON TRUST
U/D/T 3-21-96, hereinafter referred to as "GRANTOR," and MANN RANCH, LLC, a Nevada
limited liability company, hereinafter referred to as "GRANTEE."

WITNESSETH

That the GRANTOR in consideration of the sum of TEN DOLLARS (\$10.00)
lawful money of the United States, and other good and valuable consideration to GRANTOR in
hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does
by these presents hereby releases, remises and forever quitclaims unto the GRANTEE and to
GRANTEE's heirs, successors and assigns forever, all GRANTOR's right, title and interest in and

*** THIS IS AN UNOFFICIAL COPY ***



436221

12/31/2008
002 of 3

to that certain real property lying and situate in Lyon County, state of Nevada, and more particularly described as follows:

Beginning at the North East corner of the South East quarter of Section 18, in Township 11 North, Range 24 East, and thence running West One Hundred and Sixty Rods; then South Sixty Rods; thence East One Hundred and Sixty Rods, thence North Sixty Rods to the place of beginning; containing Sixty acres of land, also Ten (10) Shares of the West Walker River Ditch Company, the water from which Ditch Company is used for the purpose of irrigating the above described land.

Per NRS 11.140, the legal description was previously recorded in the Official Records of Lyon County, Nevada, on March 29, 1996, as Document No. 191810

APN: 10-421-01

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said GRANTEE and to GRANTEE's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this deed on the day and year first above written.

THE BEN & LINDA HARRISON TRUST
U/D/T 3-21-96,

By:

Linda Park
LINDA PARK
Successor Trustee

*** THIS IS AN UNOFFICIAL COPY ***



436221

12/31/2008
003 of 3

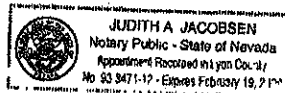
STATE OF NEVADA)

COUNTY OF Lyon)

ss.

On 12/24, 2008, personally appeared before me, a notary public, LINDA PARK, who acknowledged to me that (she is the Successor Trustee of THE BEN & LINDA HARRISON TRUST U/D/T 3-21-96, and who further acknowledged to me that she executed the foregoing document on behalf of said trust

Judith A. Jacobsen
NOTARY PUBLIC



District #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Camp #: 31895
Name: Donald P. Marshall
Address: P. O. Box 338
McKenna, WA 98558-0338

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-07
Claim No. Pl. of 45
User # 2645
Ditch FOX

Credit Decees: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOTAL RES. ACRE FEET	BRIDGEPOINT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1895	.002	.150	3.2076	0		.000				45	.510
1870	.002	.140	3.2076	0		.000				45	.510
1875	.001	.110	3.2076	8	0.1901	.022				45	.000
1880	.001	.060	3.2076	25	0.594	.033				45	
1885	.000	.030	3.2076	29	0.689	.019				45	
1890	.000	.010	3.2076	30	0.7128	.009				45	.090
1896	.000	.010	3.2076	32	0.7603	.011				45	
TOTAL	.006	.510				.094	.09	.00	.09		

LEGAL DESCRIPTION:

From 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/28/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#42521	02/19/82	Goldie Hickey to Ray & Viola Diahli to Oscar Ivey.
#42537	04/04/86	Ray & Viola Diahli to Oscar Ivey.
#44587	12/15/86	Oscar Ivey to N. & M.S. Wallace.
#51623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#532071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#258152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#31318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company.
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/28/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 31896

Name: Donald P. Marshall

Address: P. O. Box 338
McKenna, WA 98558-0338

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-27
Claim No. Pt. of 45
User # 2859
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	TOTAL	ACRE FEET APPORTIONED	TOTAL RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1885	.002	.150	3.2076	0		.000				45	.510
1670	.002	.140	3.2076	0		.000				45	.510
1675	.001	.110	3.2076	8	0.1901	.022				45	.000
1600	.001	.060	3.2076	25	0.594	.033				45	
1485	.000	.030	3.2076	29	0.689	.019				45	
1480	.000	.010	3.2076	30	0.7128	.009				45	
1695	.000	.010	3.2076	32	0.7603	.011				45	
TOTAL	.006	.510				.094	.09	.00	.09		

LEGAL DESCRIPTION

F 1/2 of NE 1/4, Sec. 27,
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
 04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
 11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
 06/05/05 - City of Yerington Annexation Phase 1 - changed APN
 12/26/07 - Transferred from card #10759 - Cottonwood Property Acquisition, LLC
 12/26/07 - Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/82	Goldie Hickey to Ray & Viola Diehl.
#46397	04/04/86	Ray & Viola Diehl to Oscar Ivey.
#49567	12/15/88	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#3332	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Rice and Arnold Page.
#122071	01/27/89	Dino & Winnifred Rice and Arnold Page to Hunewill Enterprises.
#14448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#28152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#34318	09/20/04	Carpenter Nevada, LLC, a Nevada limited liability company to Cottonwood Property Acquisition, LLC, a Nevada limited liability company.
#396701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cottonwood Property Acquisitions LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

MASON VALLEY COUNTRY CLUB, LLC, A NEVADA LIMITED LIABILITY COMPANY

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Yerington, County of Lyon State of Nevada bounded and described as follows:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcels 2, 3, and 4 of the Parcel Map for COTTONWOOD PROPERTY ACQUISITION, according to the map thereof, filed in the office of the County Recorder of Lyon County, State of Nevada on January 11, 2007 as Document No. 398701, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, water rights if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/30/2007

DOC# DV-420995

02/19/2008

09:30AM

Official RecordRequested By
WESTERN TITLE INC RIDGE

Lyon County - NV

Mary C. Milligan - Recorder

Page: 1 of 1
Recorded By CDLFee: \$16.00
RPTT: \$1,950.00**STATE OF NEVADA
DECLARATION OF VALUE****1. Assessor Parcel Number(s)**

a) 001-481-04, 06, 07

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☒ Other GOLF COURSE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$500,000.00

\$500,000.00

\$1,950.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exception, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cottonwood Property Acquisitions LLC, a Nevada Limited Liability Company

Address: 3875 LAKESIDE DRIVE STE B

City: RENO

State: NV

Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MASON VALLEY COUNTRY CLUB LLC

Address: 8910 UNIVERSITY CENTER LANE STE 400

City: SAN DIEGO

State: CA

Zip: 92122

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, Inc.

Esc. #: 015509-PAH

Address: Ridge Office

Grant, Bargain and Sale Deed – Page 2

COTTONWOOD PROPERTY ACQUISITIONS LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: *James R. Davenport*
JAMES R. DAVENPORT, MANAGER

BY: *Roxwell HafdaHL*
ROXWELL HAFDAHL, MANAGER

STATE OF NEVADA

} ss

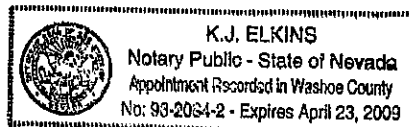
COUNTY OF WASHOE

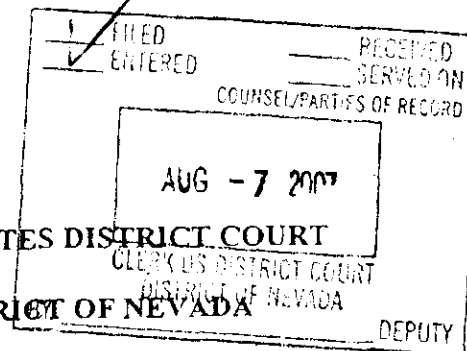
This instrument was acknowledged before me on

Feb. 4, 2008

by JAMES R. DAVENPORT AND Roxwell
HafdaHL,

K.J. Elkins
Notary Public





IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,

Plaintiff,

In Equity No. C-125-ECR

Subfile No. C-125-B

WALKER RIVER PAIUTE TRIBE,

Plaintiff-Intervenor,

NOTICE OF CHANGE OF
OWNERSHIP OF WATER RIGHT

v.

WALKER RIVER IRRIGATION DISTRICT,
a corporation, et al.,

Defendants.

13-CV-127

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

JOHN G. BAUMGARTNER AND BEVERLY I. BAUMGARTNER,
HUSBAND & WIFE
Name(s)

PROPERTY ADDRESS: 2 THURSTON WAY

PARCEL # 014-601-40
LYON CO. NV

Street or P.O. Box

1
2
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YERINGTON NV 89447
Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership

PAUL MCCAIN AND LEONOR MCCAIN, HUSBAND & WIFE
Name(s)

MAILING ADDRESS: P.O. Box 1773
Street or P.O. Box

FREEDOM CA 95019
Town or City State ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- ☒ Deed
- ☐ Court Order
- ☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

* This notice shall be sent to the following two persons:


Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

1 such a notice, but retains such water rights, shall nevertheless, be bound by the results of this
2 litigation.

3
4 Executed this 1st day of AUGUST 2007.

5
6 
7 Beverly I. Baumgartner
8 [signature of counter-defendant]

9 JOHN G. BAUMGARTNER

10 BEVERLY I. BAUMGARTNER
11 [name of counter-defendant]

12
13 [signature, if applicable, of person acting on
14 behalf of counter-defendant]

15
16 [name, if applicable, of person acting on
17 behalf of counter-defendant]

18 1280 CANVAS BACK DR
19 CARSON CITY NV 89701

20 [address].

21 775-884-4675
22 [telephone number]

A.P.N. 014-601-40
Escrow No.: LY-305638A-DA
305638A

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

Paul McCain
2 Thurston Way

Yerington, NV 89447
P.O. Box 174
Freedom, CA 95019

DOC # 411345

07/31/2007 11:10 AM

Official Record

Requested By
NORTHERN NEVADA TITLE
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 2 Fee \$15.00
Recorded By MCR RPTT \$922.35



0411345

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$922.35, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That John G. Baumgartner and Beverly I. Baumgartner, Husband and Wife as Joint Tenants with Right of Survivorship in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Paul McCain and Leonor McCain, Husband and Wife as Joint Tenants with Right of Survivorship all that real property in the County of Lyon, State of Nevada, bounded and described as follows

Parcel 1 as shown on that certain Parcel Map for R. McCullough recorded in the Official Records of Lyon County, Nevada on March 8, 1990 as Document No. 131641.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining

Dated July 16, 2007

John G Baumgartner

Beverly I Baumgartner



411345

07/31/2007
002 of 2

STATE OF NEVADA)

COUNTY OF LYON)

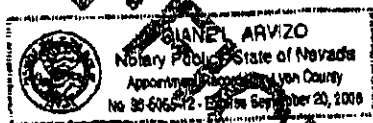
On 7-17-07 personally appeared before me, a Notary
Public,

John G. Baumgartner and
Beverly L. Baumgartner

who acknowledged that he ✓ executed the above instrument

Signature

(Notary Public)



OFFICIAL COPY

DOC # DV-411345
07/31/2007 11:10 AM
Official Record

Requested By
NORTHERN NEVADA TITLE

State of Nevada Declaration of Value

1 Assessor Parcel Number(s)

- a) 014-601-40
b) _____
c) _____

2 Type of Property

- a) ☐ Vacant Land b) ☒ Single Fam. Res
c) ☐ Condo / Townhse d) ☐ 2-4 Plex
e) ☐ Apt Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3 Total Value/Sale Price of Property

\$236,500 00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value

\$236,500 00

Real Property Transfer Tax Due

\$ 922 35

3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090 _____

b. Explain Reason for Exemption _____

5 Partial Interest Percentage Being Transferred

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

John G. Baumgartner

Capacity

Grantor

Signature

Paul McCain

Capacity

Grantee

SELLER (GRANTOR) INFORMATION

Print Name John G. Baumgartner

Address 2 Thurston Way

City Yerington

State NV Zip 89447

BUYER (GRANTEE) INFORMATION

Print Name Paul McCain

Address PO Box 1773

City Freedom

State CA Zip 95019

COMPANY/PERSON REQUESTING RECORDING

Co Name Northern Nevada Title Company

Esc # LY-305638A-DA

Address 30 North Main Street

City Yerington State NV Zip 89447-2278

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 35660
Name: George B. & Elizabeth D. Moseley

Address: 10 La Buena Vida
Yerington, NV 89447

O. & M. Local No. 3

Count Decree: C-125, P. 25; Fox Ditch Company

Index No. 95
Lyon County No. 4-061-16
Claim No. Pt. of 45
User # 2654
Ditch Fox

PROPERTY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET APPORTIONED	TOTAL ACRE FEET	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1866	.002	.150	3.2076	0			.000			45	.510
1870	.002	.140	3.2076	0			.000			45	.510
1875	.001	.110	3.2076	8	0.1901		.022			45	.000
1880	.001	.060	3.2076	25	0.594		.033			45	
1885	.000	.030	3.2076	29	0.689		.019			45	
1890	.000	.010	3.2076	30	0.7128		.009			45	.090
1895	.000	.010	3.2076	32	0.7603		.011			45	
TOTAL	.006	.510					.094	.09	.001	.09	

LEGAL DESCRIPTION:

Fl. N42 of NE 1/4, Sec. 27;
T 32 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - Changed APN 4-061-15 to 1-681-01
02/08/07 - Transferred from card #17660 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #17660 - Cottonwood Property Acquisition, LLC

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44-523	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49-91	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#48-561	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31622	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winifred Ricci and Arnold Page.
#122061	01/27/89	Dino & Winifred Ricci and Arnold Page to Hunewill Enterprises.
#184449	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada limited liability company to Cottonwood Property Acquisition, LLC, a Nevada limited liability company.
#396701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111171	12/26/07	Split parcels from card #10789 - Cottonwood Property Acquisition, LLC to correct water rights

PROMISSORY

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 35715

Name: John Murray

Address: 12 La Buena Vida

Yerington, NV 89447

O. & M. Local No. 3

Index No. 95

Lyon County No. 4-061-19

Claim No. PL of 45

User # 2665

Ditch Fox

Card Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET TOTAL	ACRE FEET APPORTIONED	TOTAL ACRES	CLAIM #	TOTAL ACRES
1005	.002	.150	3.2076	0		.000			45	.510
1070	.002	.140	3.2076	0		.000			45	.510
1075	.001	.110	3.2076	8	0.1901	.022			45	.000
1080	.001	.080	3.2076	25	0.594	.033			45	
1085	.000	.030	3.2076	29	0.689	.019			45	
1090	.000	.010	3.2076	30	0.7128	.009			45	
1095	.000	.010	3.2076	32	0.7603	.011			45	
TOTAL	.006	.510				.094	.09	.00	.09	

LEGAL DESCRIPTION:

F2N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL

04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC

11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC

06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01

02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC

12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#425521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49597	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#19567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#23332	03/31/80	R.C. Food Center, Inc. to Dino & Winifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winifred Ricci and Arnold Page to Hunewill Enterprises.
#104448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#260152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#434318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#106701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

PROVISIONAL

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 36940
Name: Ronald L. & Sue E. Newton Trust
Address: Ronald L. & Sue E. Newton, Co-Trustees
P. O. Box 148
Yerington, NV 89447

Index No. 95
Lyon County No. 4-061-22
Claim No. Pt. of 45
User # 2658
Ditch Fox

Count Decree: C-125, P.25; Fox Ditch Company

O. & M. Local No. 3

PROPERTY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	TOTAL	ACRE FEET APPORTIONED	TOTAL RES. ACRE FEET	BRIDGE MOUNT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1505	.002	.150	3.2076	0		.000				45	.510
1620	.002	.140	3.2076	0		.000				45	.510
1675	.001	.110	3.2076	8	0.1901	.022				45	.000
1680	.001	.060	3.2076	25	0.594	.033				45	
1685	.000	.030	3.2076	29	0.689	.019				45	
1690	.000	.010	3.2076	30	0.7128	.009				45	
1695	.000	.010	3.2076	32	0.7603	.011				45	.090
TOTAL		.510				.094	.09	.00	.09		

LEGAL DESCRIPTION:

File 1/2 of NE 1/4, Sec. 27;
T. 13 N., R. 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-461-01
02/08/07 - Transferred from card #16760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44221	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#4557	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#46267	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#55132	03/31/80	R.C. Food Center, Inc. to Dino & Winifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winifred Ricci and Arnold Page to Hunewill Enterprises.
#18348	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#250152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#331118	09/29/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company.
#392701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1341111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights



[Assessor Home](#)
[Back to Search List](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 009-052-03

Location

Property Location 73 PINON DR
 Town SMITH VALLEY
 Subdivision VALLEY VIEW
 RANCHOS Lot 11 Block
 Property Name
 Remarks JL OLSON FAMILY TRUST DTD 4/5/07

[Add'l Addresses](#)

[Assessor Maps](#)

[Legal Description](#)

Description

Total Acres 10.000	Ag Acres .000	W/R Acres .000
Improvements		
Single-1 fam Detached 0	Non-dwell Units 0	Bdrm/Bath 4/3.00
Multi-fam Attached 0	MH Hookups 0	Stories 1.0
Mobile Homes 0	Wells 1	
Total Dwelling Units 1	Septic Tanks 1	
	Bldg Sq Ft 2,495	
	Garage Sq Ft 936	Attch/Detch A
Improvement List	Basement Sq Ft 0	Finished 0

Ownership

Assessed Owner Name OLSON, JERRY G & LESLIE J
 TRS
 Mailing Address 79 PINON DR
 WELLINGTON, NV 89444-0000
 Legal Owner Name OLSON, JERRY G & LESLIE J
 TRS

[Ownership History](#)

[Document History](#)

Appraisal Classifications

Current Land Use Code 200	Code Table
Zoning RR3	
Re-appraisal Group 2	Re-appraisal Year 2005
Orig Constr Year 1991	Weighted Year

Ownership History for Parcel # 009-052-03

Case 3:73-cv-00127-MMD-WGC Document 5 Filed 03/05/10 Page 33 of 132

Current Owners	
Name	From
OLSON, JERRY G & LESLIE J TRS 79 PINON DR WELLINGTON, NV 89444-0000	2007
OLSON, LESLIE J TR	2007

Prior Owners		
Name	From	To
OLSON, LESLIE MAC MANNUS ET AL 79 PINON DR WELLINGTON, NV 89444-0000	2006	2007
OLSON, JERRY G	2006	2007
MAC MANNUS, LESLIE 79 PINON DR WELLINGTON, NV 89444-0000	2002	2006
HALTON, LESLIE J ET AL 79 PINON DR WELLINGTON, NV 89444-0000	2001	2002
HALTON, LESLIE	2001	2002
HALTON, THOMAS J & LESLIE J 79 PINION DR WELLINGTON, NV 89444	1986	2001
HALTON, LESLIE J 79 PINION DR WELLINGTON, NV 89444	1986	2001

NOTE: This is not a complete history and should not be used in place of a title search.

[Close Window](#)

State of Nevada - Division of Water Resources

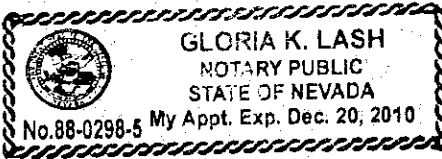
**901 S. Stewart Street
2nd Floor
Carson City, NV 89701**



Alan Saunders
PO Box 2797
Carson City, NV 89702-2797

Receipt

		Payment Method	Check No.	Receipt #
		Check	1854	220243
Date	Item	Description		Amount
11/27/2007	DEEDS - PERMIT	DEED FILING FEE - PERMIT # 64509		35.00
Gloria Lash		Total		\$35.00

09-107

I T E M	State of Nevada REPORT OF CONVEYANCE of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer		May-08																														
1	APPLICATION/ PERMIT No. <u>64509</u> PROOF, or CLAIM No.: _____ STATUS: <u>Permit</u> USE: <u>Irr & Dom</u>																																
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>The Clemens Family Trust</u> <u>(Thomas Clemens & Susan Clemens)</u> (Please show next to permit No. 64509...Certificate No. 16361 <small>If any item requires additional space, please use Item 13 Remarks; or attach 8 1/2" X 11" sheets referencing appropriate item number.</small>																																
3	NEW HOLDER(S) or BENEFICIARY(S): <u>Jon and Molly Park</u> ADDRESS: <u>860 North Hiway 395</u> CITY: <u>Gardnerville</u> STATE: <u>NV</u> ZIP CODE: <u>89410</u> PHONE: <u>775-265-2031</u>																																
4	INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2 <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">DEED(S).....</td> <td style="width:5%; text-align: center;">1</td> <td style="width:30%;">CORRECTION DEED(S).....</td> <td style="width:5%;"></td> <td style="width:30%;">OTHER:</td> <td style="width:10%;"></td> </tr> <tr> <td>DEED(S) OF TRUST.....</td> <td></td> <td>RECONVEYANCE.....at no charge</td> <td></td> <td>TOTAL NUMBER OF \$\$ DOCUMENTS =></td> <td></td> </tr> <tr> <td>NOTICE(S) OF PLEDGE.....</td> <td></td> <td>MAP(S) at no charge.....</td> <td></td> <td>TOTAL # X \$10 each =</td> <td>\$.00</td> </tr> <tr> <td>DEATH CERTIFICATES.....</td> <td></td> <td>AFF OF ID at no charge.....</td> <td></td> <td>Report filing fee = \$25.00</td> <td>\$ 25 .00</td> </tr> <tr> <td>DECREE(S) OF DISTR.....</td> <td></td> <td>OTHER:</td> <td></td> <td>TOTAL FEES SUBMITTED*</td> <td>\$.00</td> </tr> </table>			DEED(S).....	1	CORRECTION DEED(S).....		OTHER:		DEED(S) OF TRUST.....		RECONVEYANCE.....at no charge		TOTAL NUMBER OF \$\$ DOCUMENTS =>		NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X \$10 each =	\$.00	DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = \$25.00	\$ 25 .00	DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	\$.00
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7	LIST SUPPLEMENTAL RIGHTS: _____																																
8	COUNTY: POINT OF DIVERSION: <u>Lyon</u> COUNTY: PLACE(S) OF USE: <u>Same</u>																																
9	PLACE(S) OF USE: Qtr. <u>SE</u> Qtr. <u>NE</u> Sec. <u>28</u> TOWNSHIP <u>11N</u> RANGE <u>24E</u> APN: <u>009-122-10</u>																																
10	AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS <u>8</u> ACRE-FEET or MGA <u>5</u> ACRES or UNITS																																
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15	Additional Space/Remarks: _____																																
16	"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."																																
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>27</u> DAY OF Mo. <u>November</u> Yr. <u>2007</u> <u>Gloria K. Lash</u> <small>(SB) Notary Signature Required</small>		SIGNATURE: <u>[Signature]</u> PRINT NAME: <u>ALAN SAUNDERS</u> MAILING ADDRESS: <u>1513 Hiway 395</u> FIRM NAME: <u>Realty Executives Nevada's Choice</u> CITY: <u>Gardnerville</u> STATE: <u>NV</u> ZIP CODE: <u>89410</u> PHONE: <u>(775) 291-6882</u>																															
NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE _____		OWNER?: _____ AGENT?: <u>X</u>																															
																																	
NOTARY STAMP																																	
THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.																																	

A.P.N. #	009-122-10
R.P.T.T.	\$2,769.00
Escrow No.	1001936WD
Recording Requested By:	
 	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Mr. & Mrs. Park	
19 Garms Circle	
Smith, NV 89430	

DOC # 417141
Conformed Copy

(Not Compared to Original)

11/26/2007

03:49 PM

Official Record

Requested By
 STEWART TITLE OF NEVADA

Lyon County - NV
 Mary C. Milligan - Recorder

GRANT, BARGAIN, SALE DEED

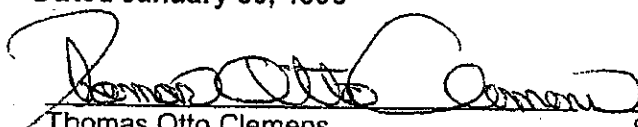
THIS INDENTURE WITNESSETH: That **Thomas Otto Clemens, Trustee and Susan Jean Clemens, Trustee of the Clemens Family Trust Dated January 30, 1996** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Jon Park and Molly Park, husband and wife as joint tenants** and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

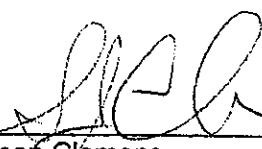
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated:

The Clemens Family Trust
Dated January 30, 1996


 Thomas Otto Clemens
 Trustee


 Susan Jean Clemens
 Trustee

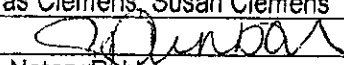
State of Nevada

} ss.

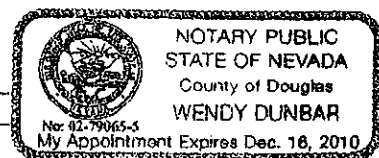
County of Lyon Douglas

This instrument was acknowledged before me on
 by: Thomas Clemens, Susan Clemens

Signature:


 Notary Public

(One Inch Margin on all sides of Document for Recorder's use Only)



RECEIVED
 2007 NOV 27 PM 1:34
 STATE ENGINEERS OFFICE

Exhibit A
LEGAL DESCRIPTION

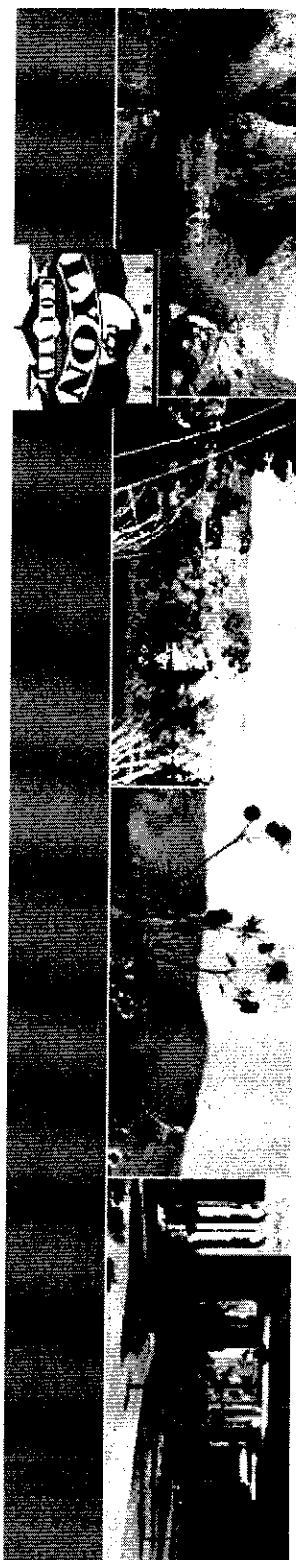
File No. 1001936

LOT 10, as shown on the final map of Garms Estates, recorded in the Official Records of Lyon County, Nevada, on February 3, 1994, as Document No. 168473.

ASSESSOR'S PARCEL NO. 009-122-10

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

RECEIVED
2007 NOV 27 PM 1:34
STATE ENGINEER'S OFFICE



Assessor Home	Back to Search List
Personal Property	Sales Data
Secured Tax Inquiry	Recorder Search

Parcel Detail for Parcel # 010-504-08

Location

Property Location 2300 HWY 208
 Town SMITH VALLEY
 Subdivision Lot Block
 Property Name
 Remarks

Add'l Addresses

Assessor Maps

Legal Description

Description

Total Acres .250	Ag Acres .000	W/R Acres .000
Single-fam Detached 1	Non-dwell Units 0	Bdrm/Bath 2/1.00
Single-fam Attached 0	MH Hookups 0	Stories 1.0
Multi-fam Units 0	Wells 1	
Mobile Homes 0	Septic Tanks 1	
Total Dwelling Units 1	Bldg Sq Ft 1,064	
Improvement List	Garage Sq Ft 0	Attch/Detch
	Basement Sq Ft 1,064	Finished 0

Ownership

Assessed Owner Name PARK, WILLIAM A
 Mailing Address 2300 HWY 208
 SMITH, NV 89430-0000
 Legal Owner Name PARK, WILLIAM A
 Vesting Doc#, Date 396263 11/30/06 Book/Page /
 Map Document #s

Ownership History

Document History

Appraisal Classifications

Current Land Use Code 200	Code Table
Zoning C1 RR2	
Re-appraisal Group 2	Re-appraisal Year 2005
Orig Constr Year 1951	Weighted Year

Ownership History for Parcel # 010-504-08
Case 3:73-cv-00127-MMD-WGC Document 5 Filed 03/05/10 Page 39 of 132

Current Owners	
Name	From
PARK, WILLIAM A 2300 HWY 208 SMITH, NV 89430-0000	2006

Prior Owners		
Name	From	To
HARRISON, BENJAMIN A ET AL TRS P O BOX 11 SMITH, NV 89430	1996	2006
HARRISON, LINDA M TR P O BOX 11 SMITH, NV 89430	1996	2006
HARRISON, BEN & LINDA P O BOX 11 SMITH, NV 89430	1986	1996
HARRISON, LINDA P O BOX 11 SMITH, NV 89430	1986	1996

NOTE: This is not a complete history and should not be used in place of a title search.

[Close Window](#)

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 42297

Name: Candace L Ray

Address: 1177 Green Hill Dr.
Roseville, CA 95661

O. & M. Local No. 3

Cotton Decree: C-125, P.25, Fox Ditch Company

Index No. 95
Lyon County No. 4-081-02
Claim No. Pt. of 45
User # 2636
Ditch Fox

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	TOTAL	ACRE FEET APPORTIONED	TOTAL RES. ACRE FEET	BRIDGE/PORT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1805	.001	.100	3.2076	0		.000				45	.360
1820	.001	.100	3.2076	0		.000				45	.360
1825	.001	.080	3.2076	8	0.1901	.015				45	.000
1830	.001	.040	3.2076	25	0.594	.023				45	
1835	.000	.020	3.2076	29	0.689	.013				45	
1838	.000	.010	3.2076	30	0.7128	.006				45	
1839	.000	.010	3.2076	32	0.7603	.008				45	.070
TOTAL	.004	.360				.065	.07	.00	.07		

LEGAL DESCRIPTION:

F&M 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
 04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
 11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
 06/16/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
 02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
 12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44221	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#4537	04/04/66	Ray & Viola Diehl to Oscar Ivy.
#46567	12/15/66	Oscar Ivy to N. & M.S. Wallace.
#16323	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#63112	03/31/80	R.C. Food Center, Inc. to Dino & Winifred Ricci and Arnold Page.
#122971	01/27/89	Dino & Winifred Ricci and Arnold Page to Hunewill Enterprises.
#16048	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company.
#334318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company.
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

PROVISIONAL

State of Nevada - Division of Water Resources

**901 S. Stewart Street
2nd Floor
Carson City, NV 89701**

TEC CIVIL ENGINEERING CONSULANTS
9480 DOUBLE DIAMOND PKWY STE 200
RENO NV 89521

Receipt

		Payment Method	Check No.	Receipt #
		Check	27749	221335
Date	Item	Description		Amount
1/7/2008	DEEDS - PERMIT	DEED FILING FEE - PERMIT # 57683		35.00
Received by: Sue Cox		Total		\$35.00

SC

09-106

State of Nevada REPORT OF CONVEYANCE of a water right to		May-08															
Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer																	
ITEM	1 APPLICATION / PERMIT No. <u>57683</u> PROOF, or CLAIM No.: _____ STATUS: <u>PERMIT</u> USE: <u>QM</u>																
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>Topaz Ranch Estates General Improvement District</u> <small>If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.</small>																
3	NEW HOLDER(S) or BENEFICIARY(S): <u>Harold J. Rosso Trust</u> ADDRESS: <u>830 Cavelti Road</u> STATE: <u>NV</u> ZIP CODE: <u>89410</u> PHONE: <u>775-266-4265</u> CITY: <u>Gardnerville</u>																
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6	<p>This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).</p> <p>If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to <i>Guidelines</i> sheet for details.</p>																
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8	COUNTY: POINT OF DIVERSION: <u>Douglas</u> COUNTY: PLACE(S) OF USE: <u>Douglas</u>																
9	PLACE(S) OF USE: <u>See Attachment "A"</u>																
10	AMOUNT (DUTIES) TO BE ASSIGNED: <u>0.1211</u> CFS <u>6.06</u> ACRE-FEET <u> </u> ACRES or UNITS																
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <u>X</u> NO <u> </u>																
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES <u> </u> NO <u>X</u>																
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____																
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title. <u>None</u>																
15	Additional Space/Remarks: <u>These water rights are being conveyed in accordance with the Topaz Ranch Estates General Improvement District's water policy which provides for the conveyance of water rights to individuals for relinquishment purposes. A relinquishment of these water rights will be made by the new owner in conjunction with a parcel map review. This conveyance reduces the total combined duty of all the GID's water rights by 6.06 acre-feet annually.</u>																
16	<p>"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>3</u> DAY OF Mo. <u>January</u> <u>yr. 2008</u> <small>Notary Signature Required</small></p> <p>NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Washoe</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE <u>2/9/10</u></p> </div> <div style="width: 45%;"> <p>SIGNATURE: </p> <p>PRINT NAME: <u>GREGORY M. BILYEU</u></p> <p>MAILING ADDRESS: <u>9480 DOUBLE DIAMOND PARKWAY, SUITE A</u></p> <p>FIRM NAME: <u>TEC CIVIL ENGINEERING CONSULTANTS</u></p> <p>CITY: <u>RENO</u> STATE: <u>NV</u> ZIP CODE: <u>89521</u></p> <p>PHONE: _____</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>ANTOINETTE K. MORRISON Notary Public - State of Nevada Appointment Recorded in Washoe County No: 04-68271-2 - Expires February 8, 2013</p> </div> <p>OWNER?: _____ AGENT?: <u>X</u></p> </div> </div>																

Attachment "A"

9. Place of Use

7. Proposed place of use E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 5; E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8; all of Section 9; all of Section 10; N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 14 lying north of State Route 3; NW $\frac{1}{4}$, NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 15 all lying north of State Route 3, NW $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ lying north of State Route 3, all in Section 16; S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 1; NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 and; S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 all lying north of State Route 3, T 10 N, R22E, MD&M

ABSTRACT OF TITLE

57683

Permit
Page 1 of 1

This column
for office
use only

DEED NO.	Grantor	Grantee	CFS	AFA	Acres or Units	Filed Under DATE	Document Number DATE	Document Description REMARKS
1	Topaz Ranch Estates General Improvement District	Harold J. Rosso Trust	0.1211	6.06			713903 11/28/2007	Grant Bargain & Sale Deed
2								
3								
4								
5								
6								
7								
8								

1023-08-002-002

Mail Recorded Deed
& Tax Statement to:

Harold J. Rosso Trust

c/o Harold J. Rosso

830 Cavelti Road

Gardnerville, NV 89410

DOC # 0713903
11/28/2007 03:19 PM Deputy: DW

OFFICIAL RECORD

Requested By:

HAROLD ROSSO

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-1107 PG- 7295 RPTT: 72.15



GRANT, BARGAIN AND SALE DEED

WATER RIGHTS

COMES NOW, TOPAZ RANCH ESTATE GENERAL IMPROVEMENT

DISTRICT ("District"), which may hereinafter be referred to as "Grantor", and HAROLD J.

gjr **ROSSO TRUST**, through Harold J. *gjr* **Rosso** as Trustee, who may be hereinafter referred to as

"Grantee", and for good and valuable consideration delivered to it, the receipt and sufficiency of

which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the

GRANTEE, and to his successors, heirs and assigns forever, all of the GRANTOR'S right, title

and interest in those certain water rights to Grantee as its sole and separate property of 6.06 acre

feet annually of the water right described hereinbelow:

WITNESSETH

WHEREAS, Grantor owns a certain water right which may be identified as Right

Number or Permit Number 57683 ("Permit") and which is a water right included in Grantor's

quasi-municipal water rights. Grantor's water right contains an amount equivalent to 2.0 c.f.s. and

an annual duty of 32.62 MGA (100.107 acre-feet). The Permit is approved as a part of that

Application for Permit to Appropriate the Waters of the State of Nevada filed on the 20th day of

May, 1992, and issued by the State Engineer on the 2nd day of March, 2001, and which is further

identified in the State of Nevada, Division of Water Resources' Abstract of Assignments and

Summary of Ownership; and

WHEREAS, Grantor desires to convey, and Grantee desires to accept, a portion of the Grantor's water rights described herein consisting of a diversion rate of 0.1211 cfs and an annual duty of 6.06 acre-feet; and

WHEREAS, Grantor's conveyance of 6.06 acre feet annually, which is a portion of the water right referenced herein, is subject to the terms and conditions set forth in the District's General Policy and Philosophy Related to Water and Water Rights; and

WHEREAS, upon the execution of this Deed, Grantee shall have the same recorded within 30 days, and thereafter a recorded copy of this Deed and application shall be sent to the Nevada Division of Water Resources to indicate the conveyance of the water right by Grantor to Grantee.

NOW, THEREFORE, for good and valuable consideration delivered to it, the receipt and sufficiency of which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the GRANTEE, and to his successors, heirs and assigns forever, a portion of the GRANTOR'S right, title and interest in the Permit. Grantor grants to Grantee as its sole and separate property not more than a diversion rate of 0.1211 c.f.s and an annual duty of 6.06 acre feet annually of Permit Number 57683 described herein for use only on the Grantee's parcel, 1023-08-002-002.

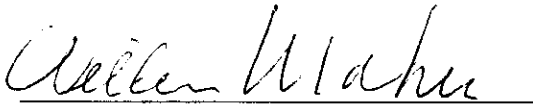
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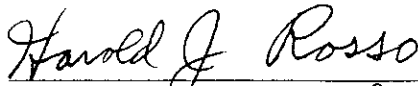
Upon recordation of this Deed, and notification to the Nevada Division of Water Resources, the water right transferred hereby shall become the property of Grantee, to have and to hold said water rights together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 20 day of Mar, 2007.



William Maher
Chairman
Topaz Ranch Estates
General Improvement District
Grantor

The Deed hereinabove set forth is hereby accepted this 28 day of Nov., 2007, subject to the terms, conditions and provisions of the Topaz Ranch Estates General Improvement District approval of water service to Grantee's property occurring on 28 Nov., 2007.



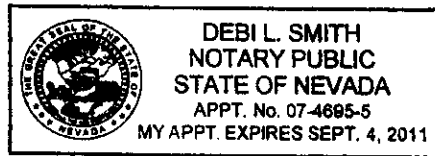
HAROLD J. RUSSO *HJR*
Trustee of the Harold J. Russo Trust
Grantee

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On November 28, 2007, before me, the undersigned, a Notarial Officer in
and for said County and State, personally appeared ^{HJR}Harold J. Rasso, known to me to be the persons
whose names are subscribed to the within instrument and acknowledged that they executed the
same.

WITNESS my hand and official seal.



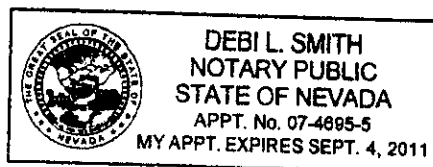
Debi L. Smith
NOTARIAL OFFICER

ACKNOWLEDGEMENT

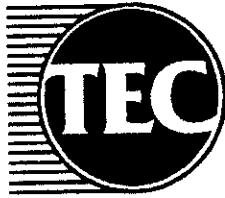
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On Nov. 20th, 2007, before me, the undersigned, a Notarial Officer
in and for said County and State, personally appeared William Maher, known to me to be the
person whose name is subscribed to the within instrument and acknowledged that he executed the
same.

WITNESS my hand and official seal.



Debi L. Smith
NOTARIAL OFFICER



CIVIL
ENGINEERING
CONSULTANTS

2008 JAN -7 AM 11:23

STATE ENGINEER'S OFFICE

Civil Engineering
Water Rights/Resources
Land Use Planning
Surveying

January 7, 2008

Mr. Tracy Taylor, P.E.
State Engineer
Division of Water Resources
901 South Stewart Street, 2nd Floor
Carson City, NV 89701

Re: Permit 57683

Dear Mr. Taylor:

On behalf of the Harold J. Rosso Trust, enclosed please find a Report of Conveyance, Abstract of Title and supporting documents transferring a portion of Permit 57683.

Permit 57683 is owned by the Topaz Ranch Estates General Improvement District (TREGID) and lies within the Antelope Valley Hydrographic Basin (Basin 106).

This conveyance is being made for the sole purpose of providing water rights for relinquishment to the State of Nevada on behalf of the Harold J. Rosso Trust for creation of new parcels to be served by domestic wells in Douglas County, Nevada. Mr. Rosso's property cannot be served by a public water system. An Affidavit of Relinquishment will be submitted to your office under a separate cover.

The conveyance of this portion of Permit 57683 reduces the total combined duty of all the water right owned by the TREGID by 6.06 acre-feet.

Thank you for your attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

TEC Civil Engineering Consultants


Gregory M. Bilyeu
Exec V.P. of Water Resources

"Engineering Nevada's Interests"

cc w/enc:

Harold Rosso
Owens Engineering
Topaz Ranch Estates General Improvement District
Steve Handelin

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Case #: 44120
Name: Malcolm S. Rountree Trust
Malcolm S. & Evelyn M. Rountree, Trustees
Address: 14 La Buena Vida
Yerington, NV 89447

Index No. 95
Lyon County No. 4-061-20
Claim No. Pl. of 45
User # 2656
Ditch Fox

Court Decree: C-126, P.25; Fox Ditch Company

O. & M. Local No. 3

Priority	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	TOTAL	ACRE FEET APPORTIONED	TOTAL REQ. ACRE FEET	BRIDGE/PORT RES. ACRE FEET	CLAIM #	TOTAL ACRES
1005	.002	.150	3.2076	0		.000				45	.510
1070	.002	.140	3.2076	0		.000				45	.510
1075	.001	.110	3.2076	8	0.1901	.022				45	.000
1080	.001	.060	3.2076	25	0.594	.033				45	
1085	.000	.030	3.2076	29	0.689	.019				45	
1090	.000	.010	3.2076	30	0.7128	.009				45	
1095	.000	.010	3.2076	32	0.7603	.011				45	
TOTAL	.006	.510				.094	.09	.00	.09		

Water RL Acres	.510
Non Wtr RL Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

FT-N 1/2 of NE 1/4, Sec. 27,
T 13 N, R 25 E

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN
4-061-20 for 4-061-01
Transferred from card #10760 - Cottonwood Property
Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/62	Goldie Hickey to Ray & Viola Diehl
#45297	04/04/66	Ray & Viola Diehl to Oscar Ivey
#46567	12/15/66	Oscar Ivey to N. & M.S. Wallace
#71623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/11/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada limited liability company.
#25152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#31318	09/20/04	Carpenter Nevada, LLC, a Nevada limited liability company to Cottonwood Property Acquisition, LLC, a Nevada limited liability company
#38701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#111111	12/26/07	Split parcels from card #10789 - Cottonwood Property Acquisition, LLC to correct water rights

PROVISIONAL

Case 3:73-cv-00127-MMD-WGC Document 5 Filed 03/05/10 Page 51 of 132

RECORDING REQUESTED BY

INYO-MONO TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:ROBERT SHORR
ANNA SHORR
601 PASEO MIRAMAR
PACIFIC PALISADES, CA 90272

Doc # 2005009042

Page 1 of 4

Date: 11/4/2005 02:05P

Filed by: INYO-MONO TITLE COMPANY

Filed & Recorded in Official Records

of MONO COUNTY

RENN NOLAN

CLERK-RECORDER

Fee: \$1116.00

ESCROW NO. 126896 TITLE ORDER NO. 126896

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$1,100.00

UNINCORPORATED AREA

PARCEL NO. 10-050-01

(X) COMPUTED ON FULL VALUE OF INTEREST OR PROPERTY CONVEYED, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROXANNE DRESSLER, CANDYCE WIPFLI, TONJA DRESSLER, DARRELL JONES AND ROXANNE DRESSLER

HEREBY GRANT(S) TO

ROBERT SHORR AND ANNA SHORR, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF MONO, STATE OF CALIFORNIA:

THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 24 EAST, M.D.B.&M., IN THE COUNTY OF MONO,
STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXHIBIT "1" AND EXHIBIT "2" ATTACHED HERETO AND MADE A PART HEREOF.

DATED: OCTOBER 27, 2005

STATE OF TEXAS
COUNTY OF TRAVISOn November 2, 2005 before me, the undersigned,
a notary public in and for said County and State, personally appeared
TONJA DRESSLER*Candye Wipfli by Tonja
Dressler attorney in fact*CANDYCE WIPFLI BY TONJA DRESSLER HER
ATTORNEY IN FACT*Tonja Dressler*
TONJA DRESSLERPersonally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE

Sheri A. MarshallSHERI A. MARSHALL
MY COMMISSION EXPIRES
DECEMBER 10, 2005

STATE OF CALIFORNIA
COUNTY OF MENDOCINO

On OCTOBER 28th, 2005 before me, the undersigned,
a notary public in and for said County and State, personally appeared

DARRELL JONES +

ROXANNE DRESSLER

~~Personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

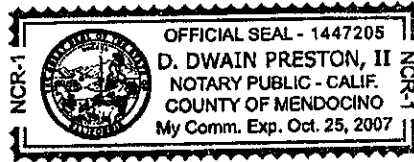
WITNESS my hand and official seal

SIGNATURE

D. Darrell Jones

Darrell Jones
DARRELL JONES

Roxanne Dressler
ROXANNE DRESSLER



#101750
Hest

US BOARD OF WATER COME
Yerlington, NV
775-463-3340

East Walker River
Plymouth Co.
Page 54 Pt. of Claim 194

Index No. _____
Lyon County No. _____

Mono County Parcel Map No. 10-050-1

PROPERTY	C.F.S.	ACRES	DUTY	DAYS STORAGE	ACRE FEET REQUIRED		ACRE FEET APPOINTMENTED	TOTAL ACRE FEET	BRIDGEPORT FEE.	ACRE FEET		TOTAL ACRES: 120
					PER ACRE	TOTAL						
1862	5.12	320	Pg 54 Robinson & Buckeye Cocks									
TOTAL	5.12	320										

Water Rl. Acres 320

Kids Wt. Ctl. Acres

Acre Feet Storage

KJ, Sec. 16: T 4 N. R 24 E

Transferred from card #104000:

August 31, 1994 Vol 691 Page 092

Plymouth Land and Stock Co. to The Fred H. Dressler Trust

July 16, 1997 Vol. 769 Page 2984 Fred H. Dressler Trust to
Tomia Dressler, Candace Wiffl, DeVere Dressler, Roxanne
Dressler, undivided 25% interest each, as tenants in common

KATHLEEN LUCICH
District Ranger

Division #: 3

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #:

49931

Index No. 343

Name:

Grant B. & Gaila M. Smith 1996 Revocable Trust
Grant B. & Gaila M. Smith, Trustees

Lyon County No. 1-621-05
Claim No.

Address:

P. O. Box 54
Yerington, NV 89447

User # 1912
Ditch Spragg

O. & M. Local No. 3

Court Decree:

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #	TOTAL ACRES
NEW		4.000	3.2076	65	1.5444	6.180					4.000
TOTAL		4.000				6.180	6.18		4.24	1.94	4.000
											Water Rt. Acres 4.000
											Non Wtr Rt. Acres .000

Acre Feet Storage

6.180

LEGAL DESCRIPTION:

F. SE 1/4 of SW 1/4, Sec. 11;
T. 13 N., R. 25 E.

Parcel A-1 of PM 192298

COMMENTS:

06/03/04 - Transferred from card #49930, user #1912 - G & G Smith
06/22/04 - Transferred from card #16345, user #662 - First Independent Bank of NV
05/17/06 - APN 14-511-22 changed to 001-621-05
11/07/07 - Changed to Trust and address changed

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#33586	05/23/53	James & Angelina Augustine to Ralph, Harold, & Walter Hall.
#20751	09/11/74	Ralph & Ruth Hall to Phelps Dodge Corporation.
#120648	11/17/88	Ralph & Ruth Hall and Harold & Ethel Hall and Walter Hall to Grant B. Smith.
#17296	11/23/94	Grant B. Smith to Grant B. & Gaila M. Smith, Husband & Wife as Joint Tenants.
#38936	04/22/04	Assignment of Rents - Grant B. & Gaila M. Smith, husband and wife as Joint Tenants to First Independent Bank of Nevada
#380574	04/25/06	Annexation Document
#380575	04/25/06	Map to Support Petition for Annexation of Land to the City of Yerington, NV
#43836	10/29/07	Declaration of Easement
#43839	11/07/07	Grant B. Smith & Gaila M. Smith, husband and wife to Grant B. Smith & Gaila M. Smith Trustees of the Grant B. & Gaila M. Smith 1996 Revocable Trust dated 11/22/96

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,)
)
) Plaintiff,) In Equity No. C-125-ECR
) Subfile No. C-125-B
 WALKER RIVER PAIUTE TRIBE.)
) NOTICE OF CHANGE OF
) OWNERSHIP OF WATER RIGHT
) Plaintiff-Intervenor,)
)
) V.)
)
 WALKER RIVER IRRIGATION DISTRICT,)
 a corporation, et al.,)
)
) Defendants.)

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:
Maxine Jo Groso as Trustee under the Survivor's Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000, and Maxine Jo Groso as Trustee under the Exemption Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust ^{Name(s)} Agreement dated June 8, 2000

P. O. Box 281384
Street or P.O. Box

1 Lamoille NV 89828
 2 Town or City State ZipCode

3 2. The name and address of each person or entity who acquired ownership

4 Speedway Plaza, LLC
 5 Name(s)
 6 170 Country Estates Circle
 Street or P.O. Box

7 Reno NV 89511
 8 Town or City State ZipCode

9 3. Attached to or included with this notice is a copy of the (check appropriate
 box(es)):

10 ☒ Deed
 11 ☐ Court Order
 12 ☐ Other Document.

13 by which the change in ownership was accomplished.

14 4. The undersigned acknowledges that any person or entity who files a Notice of
 15 Change of Ownership of Water Right using this form is ultimately responsible for the accuracy
 16 of this filing. Consequently, the undersigned acknowledges that any person or entity who files

17
 18
 19 * This notice shall be sent to the following two persons:

20 Linda Lea Sharer, Chief Deputy Clerk
 21 United States District Court for the District of Nevada
 22 400 South Virginia Street, Suite 301
 Reno, NV 89501

23 And

24 Susan L. Schneider
 25 United States Department of Justice
 P.O. Box 756
 26 Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 30th day of April 2008.

BY: Maxine Jo Grosso

Its: Trustee
[signature of counter-defendant]

Maxine Jo Grosso

[name of counter-defendant]

[signature, if applicable, of person acting on
behalf of counter-defendant]

[name, if applicable, of person acting on
behalf of counter-defendant]

P. O. Box 281384
Lamoille, NV 89828

[address]

775-777-1518
[telephone number]

*** THIS IS AN UNOFFICIAL COPY ***

APN No : 10-641-04, 05 & 06
WHEN RECORDED MAIL TO:
Grantee.
170 Country Estates Circle
Reno, NV 89511

MAIL/FAX STATEMENTS TO:
Same as above

Escrow No. 7905892-RR
The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons
(Pursuant to NRS 239B.630)

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$2,944.50

DOC# 421485
02/29/2008 08:21AM
Official Record
Requested By
TICOR TITLE - RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 4 Fee: \$17.00
Recorded By MCM RPTT: \$2,944.50
0421485

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Maxine Jo Groso as Trustee under the Survivor's Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000 and Maxine Jo Groso as Trustee under the Exemption Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Speedway Plaza, L.L.C., a Nevada limited liability company

all that real property situated in the County of Lyon, State of Nevada, described as follows.

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all water rights whether decreed or permitted appurtenant to the within describe property

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated: February 14, 2008

Maxine Jo Groso
Maxine Jo Groso, Trustee of The
Survivor's Trust under The Ernest Groso
and Maxine Jo Groso 2000 Family Trust
Agreement dated June 8, 2000

Maxine Jo Groso
Maxine Jo Groso, Trustee of the Exemption
Trust Under the Ernest Groso and Maxine Jo
Groso 2000 Family Trust Agreement dated
June 8, 2000

*** THIS IS AN UNOFFICIAL COPY ***



421485

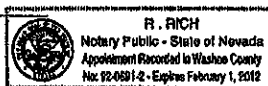
02/29/2008
2 of 4

STATE OF NEVADA
COUNTY OF WASHOE

) ss:

This instrument was acknowledged before me on this 14 day of February, 2008
by Maxine Jo Groso

NOTARY PUBLIC

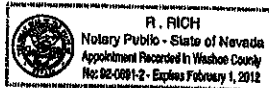


STATE OF NEVADA
COUNTY OF WASHOE

) ss:

This instrument was acknowledged before me on this 14 day of February, 2008
by Maxine Jo Groso

NOTARY PUBLIC



*** THIS IS AN UNOFFICIAL COPY ***



421485

02/29/2008
3 of 4

Escrow No. 7005892-RR

EXHIBIT A
LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL ONE:

All that certain real property, lying in a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Beginning at the Southwestern corner of Parcel B as shown on Parcel Map File #166714, thence from said point of beginning and along Northerly right of way of Hoyer Canyon Road, South 78°40'07" West a distance of 143.66 feet; thence leaving said Northerly right of way, North 41°18'53" West a distance of 408.60 feet; thence North 73°27'42" East a distance of 109.76 feet; thence North 88°22'23" East a distance of 164.12 feet; thence South 80°18'11" East a distance of 168.25 feet; thence South 78°43'48" West a distance of 49.01 feet; thence South 4°52'00" East a distance of 274.94 feet to the point of beginning.

APN: 10-641-04

PARCEL TWO:

All that certain real property being, a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Commencing at Northwestern corner of Titus Parcel 1 as shown on Record of Survey #118034, Lyon County Records, thence South 48°24'07" West, a distance of 14.14 feet to the true point of beginning; thence from said point of beginning North 78°26'09" West a distance of 123.83 feet; thence North 41°16'53" West a distance of 135.02 feet to a point of intersection with the Southerly right of way of Hoyer Canyon Road; thence along said Southerly right of way, North 78°40'07" East a distance of 127.71 feet; thence North 70°38'23" East a distance of 80.47 feet; thence leaving said Southerly right of way, South 40°33'02" East a distance of 139.37 feet; thence South 48°24'07" West a distance of 108.76 feet to the point of beginning.

APN: 10-641-05

Document Number 363881 is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL THREE:

*** THIS IS AN UNOFFICIAL COPY ***



421485

02/29/2008
4 of 4

All that certain real property being, a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Beginning at the Northeasterly corner of the Titus Parcel 1, also being on the Westerly right of way of State Route 208 as shown on Record of Survey #118034; thence from said point of beginning and along the Northerly line of said Titus Parcel 1, South 48°24'07" West a distance of 279.30 feet; thence leaving said Northerly line North 40°33'02" West a distance of 139.37 feet; to a point of intersection with the Southerly right of way of Hoyo Canyon Road; thence along said Southerly right of way North 70°51'37" East a distance of 15.06 feet; thence North 60°56'17" East a distance of 263.10 feet; to a point of intersection with the said Westerly right of way of State Route 208; thence along said Westerly right of way South 41°35'53" East a distance of 121.96 feet to the point of beginning.

TOGETHER WITH the area known as Hoyo Canyon Road (width varies) over and across a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Commencing at the Northerly corner of the Titus Parcel 1, also being the Westerly right of way of State Route 208 as shown on Record of Survey #118034; thence along said right of way North 41°35'53" West a distance of 121.96 feet to the true point of beginning; thence from point of beginning along the Southerly right of way of Hoyo Canyon Road South 50°56'17" West a distance of 283.10 feet; thence South 70°51'37" West a distance of 15.06 feet; thence South 70°36'23" West a distance of 80.47 feet; thence South 78°40'07" West a distance of 127.71 feet; thence leaving said Southerly right of way, North 41°16'53" West a distance of 41.42 feet to a point of intersection on the Northerly right of way of said Hoyo Canyon Road; thence along said right of way North 78°40'07" East a distance of 143.66 feet; thence North 70°40'07" East a distance of 95.08 feet; thence North 50°56'17" East a distance of 249.51 feet to a point of intersection on the Westerly right of way of said State Route 208; thence along said right of way South 41°35'53" East a distance of 34.12 feet to the point of beginning.

APN: 10-641-06

Document Number 363882 are provided pursuant to the requirements of Section 1.NRS 111.312

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

SCHROEDER LAW OFFICES PC
PO BOX 12527
PORTLAND OR 97212-0527

Receipt

		Payment Method	Check No.	Receipt #
		Check	16953	227537
Date	Item	Description		Amount
8/8/2008	DEEDS - PERMIT COVERS DEEDS	DEED FILING FEE - PERMIT # 46708 AND 46709 COVERS ALL DEEDS LISTED ABOVE		70.00 0.00
Received by: Sue Cox			Total	\$70.00

SC

9-110A
9-108

ITEM

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

1 APPLICATION / PERMIT No. 46708 PROOF, or CLAIM No.: _____ STATUS: CER USE: STK2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: Circle Bar "N" Ranch

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): David F. StixADDRESS: 4830 Farm District RoadCITY: FernleySTATE: NevadaZIP CODE: 89408PHONE: 775-575-4250

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2

DEED(S).....	<u>1</u>	CORRECTION DEED(S).....	<u> </u>	OTHER:	<u> </u>
DEED(S) OF TRUST.....	<u> </u>	RECONVEYANCE.....at no charge	<u> </u>	TOTAL NUMBER OF \$5 DOCUMENTS = >	<u>1</u>
NOTICE(S) OF PLEDGE.....	<u> </u>	MAP(S) at no charge.....	<u> </u>	TOTAL # X \$10 each =	\$ <u>10</u> .00
DEATH CERTIFICATES.....	<u> </u>	AFF OF ID at no charge.....	<u> </u>	Report filing fee = \$25.00	\$ <u>25</u> .00
DECREE(S) OF DISTR.....	<u> </u>	OTHER:	<u> </u>	TOTAL FEES SUBMITTED*	\$ <u>35</u> .00

5 *ONE, ONE-TIME \$25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +\$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).
If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to Guidelines sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: N/A8 COUNTY: POINT OF DIVERSION: Lyon Co. COUNTY: PLACE(S) OF USE: Lyon Co.9 PLACE(S) OF USE: Qtr. SE Qtr. SE Sec. 17 TOWNSHIP 14N RANGE 27E APN: N/A10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.0187 CFS 13.04 ACRE-FEET 600 head of cattle (UNITS)11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES NO X12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES NO X13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER:

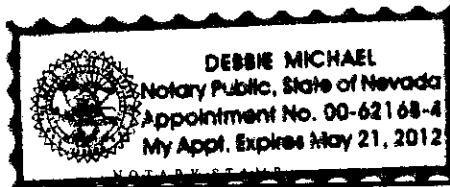
14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks: Additional Place of Use: NE1/4 NW1/4; Sec. 7; TOWNSHIP 14N; RANGE 27E

16 "I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 20th DAY OFMo. June Yr. 2008Debbie Michael

Notary Signature Required

NOTARY PUBLIC IN AND FOR THE
COUNTY OF ChurchillSTATE OF NevadaMY COMMISSION EXPIRES 5/21/2012SIGNATURE: David F. StixPRINT NAME: David F. StixMAILING ADDRESS: 4830 Farm District RoadFIRM NAME: CITY: Fernley STATE: Nevada ZIP CODE: 89408PHONE: OWNER?: XAGENT?: 

ABSTRACT OF TITLE

DEED NO.	GRANTOR	GRANTEE	CFS	AFA	Units	This column for office use only		Recorder's Document #	DOCUMENT DESCRIPTION/REMARKS
						FILED UNDER DATE	DATE		
1	Circle Bar "N" Ranch	David F. Stix	0.0187	13.04	600 head of cattle			429506	Water Right Quitclaim Deed
2									
3									
4									
5									
6									
7									
8									

ABSTRACT

Type or print in black ink only

Please Return to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

TO HAVE AND TO HOLD said water use and water rights together with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainders, rents, issues and profits thereof unto the Grantee, his successors and assigns, forever.

07/28/2008
202072

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

GRANTOR:

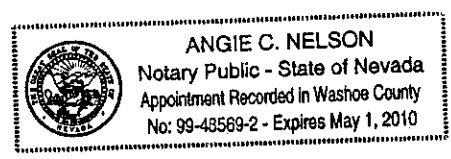
By: Thomas R. Reviglio
Thomas R. Reviglio

STATE OF NEVADA)
COUNTY OF Washoe) ss

On this 10 day of July, 2008, personally appeared before me, a notary public, Thomas Reviglio, who acknowledged to me that he/she executed the foregoing instrument.

Angie C. Nelson
Notary Public

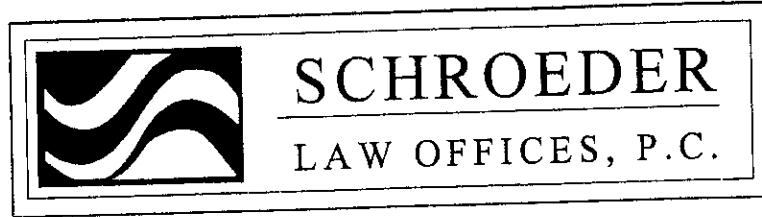
Mail Tax Statement to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408



Laura A. Schroeder
Licensed in Oregon, Idaho,
Nevada and Washington

V. Scott Borison, Ph.D.
Certified Legal Manager

Daryl N. Cole
Office Manager



Licensed in Oregon and Nevada

Lynn E. Steyer

Cortney D. Duke

Colm Moore

Therese A. Ure

Wyatt E. Rolfe

Licensed in Oregon

Justin C. Denham

August 6, 2008

VIA US MAIL

Deeds Section of the Office of the State Engineer
Division of Water Resources
901 S. Stewart St., FL. 2
Carson City, NV 89701-5200

**RE: Reports of Conveyance and Associated Documents
Applications/Permits: 46708 and 46709**

To Whom It May Concern:

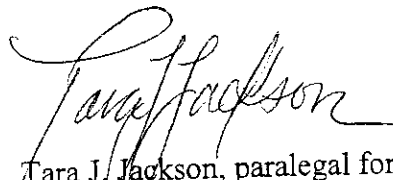
Enclosed for filing, on behalf of David F. Stix, please find reports of conveyance and associated documents for the above referenced Applications/Permits.

A Schroeder Law Offices, P.C. check in the amount of \$70.00 is enclosed to cover the cost of filing.

Please contact the undersigned or attorney Therese A. Ure, of this office, if you should have any further questions regarding the documents submitted above.

Very truly yours,

SCHROEDER LAW OFFICES, P.C.


Tara J. Jackson, paralegal for
Laura A. Schroeder

TJJ:tjj

Enclosures

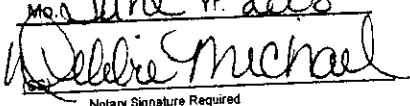
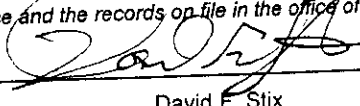
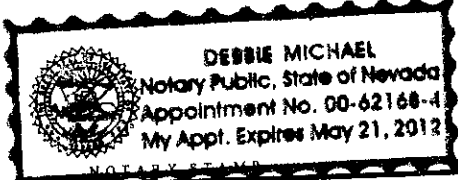
cc: Client

RECEIVED
2008 AUG -8 AM 10:22
STATE ENGINEERS OFFICE

phone 503-281-4100

fax 503-281-4600

1915 NE 39th Avenue, P.O. Box 12527, Portland, Oregon 97212-0527
www.water-law.com

REPORT OF CONVEYANCE																															
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7	LIST SUPPLEMENTAL RIGHTS: <u>N/A</u>																														
8	COUNTY: POINT OF DIVERSION: <u>Lyon Co.</u> COUNTY: PLACE(S) OF USE: <u>Lyon Co.</u>																														
9	PLACE(S) OF USE: Qtr. <u>SW</u> Qtr. <u>SW</u> Sec. <u>13</u> TOWNSHIP <u>14N</u> RANGE <u>26E</u> APN: <u>N/A</u>																														
10	AMOUNT (DUTIES) TO BE ASSIGNED: <u>0.0187</u> CFS <u>13.44</u> ACRE-FEET <u>600 head of cattle (UNITS)</u>																														
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES _____ NO <u>X</u>																														
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14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title. _____ _____ _____																														
15	Additional Space/Remarks: _____ _____ _____																														
16	"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer." <div style="display: flex; justify-content: space-between;"> <div> SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>30th</u> DAY OF <u>June</u> Yr. <u>2008</u>  Notary Signature Required NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Churchill</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRES <u>5/21/2012</u> </div> <div> SIGNATURE:  PRINT NAME: <u>David F. Stix</u> MAILING ADDRESS: <u>4830 Farm District Road</u> FIRM NAME: _____ CITY: <u>Fernley</u> STATE: <u>Nevada</u> ZIP CODE: <u>89408</u> PHONE: _____ OWNER?: <u>X</u> AGENT?: _____ </div> </div> <div style="text-align: center; margin-top: 10px;">  </div>																														

ABSTRACT OF TITLE

DEED NO.	GRANTOR	GRANTEE	CFS	AFA	Units	This column for office use only		DOCUMENT DESCRIPTION/REMARKS
						FILED UNDER DATE	Recorder's Document # DATE	
1	Circle Bar "N" Ranch	David F. Stix	0.0187	13.44	600 head of cattle		429505	Water Right Quitclaim Deed
2							7/28/2008	
3								
4								
5								
6								
7								
8								

ABSTRACT.XLT

Type or print in black ink only

DOC 10 0429505
 07/28/2008 08:26 AM
Official Record
 Requested By
 SCHROEDER LAW OFFICES
 Lyon County - NV
 Mary C. Milligan - Recorder
 Page 1 of 2 Fee: \$15.00
 Recorded By: AT RPTT:

APN: N/A per NRS 111.312(2)

Recording Requested by:
 David F. Stix

Please Return to:
 David F. Stix
 4830 Farm District Road
 Fernley, Nevada 89408



Water Right Quitclaim Deed

The undersigned hereby affirms that there is no Social Security number contained in this document.

THIS DEED is made the 10 day of July, 2008, by and between Circle Bar "N" Ranch, Thomas R. Reviglio (manager), as holder of water rights (hereinafter "Grantor"), and DAVID F. STIX, (hereinafter "Grantee").

WITNESSETH

GRANTOR, for good and valuable consideration paid to and in hand of Grantor, the receipt whereof is hereby acknowledged, does hereby forever quitclaim unto the said Grantee and to his successors and assigns forever all their rights, title, and interest to water use and water rights:

Water Certificate 11694, Permit 46709 being 13.44 acre feet for stock watering on public land in the Walker Lake Valley-Schurz Subarea of the Walker River Basin Region now administered by the Carson City Field Office of the U.S. Department of Interior, Bureau of Land Management (the "BLM") within the Carson City Grazing District, Nevada, further described as:

An underground source known as Yellow Twin Well within the SW1/4SW1/4, Sec. 13, Township 14 North, Range 26 East, M.D.B.&M. in Lyon County, State of Nevada.

TO HAVE AND TO HOLD said water use and water rights together with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainders, rents, issues and profits thereof unto the Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

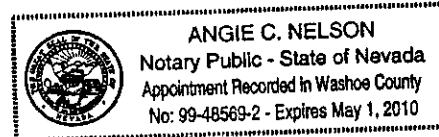
GRANTOR:

By: Thomas R. Reviglio
Thomas R. Reviglio

STATE OF NEVADA)
COUNTY OF Washoe) ss

On this 10 day of July, 2008, personally appeared before me, a notary public, Thomas Reviglio, who acknowledged to me that he/she executed the foregoing instrument.

Angie C. Nelson
Notary Public



Mail Tax Statement to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,)
)
 Plaintiff,) In Equity No. C-125-ECR
) Subfile No. C-125-B
 WALKER RIVER PAIUTE TRIBE,)
) NOTICE OF CHANGE OF
 Plaintiff-Intervenor,) OWNERSHIP OF WATER RIGHT
)
 v.)
)
 WALKER RIVER IRRIGATION DISTRICT,)
 a corporation, et al.,)
)
 Defendants.)

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Larry Sankovich, as Trustee of the Survivor's Trust under the
Swainston Family Trust Agreement dated September 30, 1994, as amended
(an und. 1/4 int.) Name(s)

Street or P.O. Box

100 WEST LIBERTY, Suite 690

89501
ZipCode

- Harry W. Swainston and Annette R. Swainston

4040 Hobart Road

Carson City

NV

89703

Town or City

State

ZipCode

- XX Deed**

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

1 such a notice, but retains such water rights, shall nevertheless, be bound by the results of this
2 litigation.

3
4 Executed this 5TH day of MARCH 2008.

5
6
7 

8 [signature of counter-defendant]

9 Larry Sankovich, Trustee of
10 the Survivor's Trust under the
11 Swainston Family Trust Agreement
(und. 1/4 int.)

12 [name of counter-defendant]

13 [signature, if applicable, of person acting on
14 behalf of counter-defendant]

15
16 [name, if applicable, of person acting on
17 behalf of counter-defendant]

18
19 100 WEST LIBERTY SUITE 690

20 RENO, NV 89501

[address]

21 775 - 686 - 3200

22 [telephone number]

*** THIS IS AN UNOFFICIAL COPY ***

APN 10-381-01
RPTT - \$975 00

Recording requested by
Maupin, Cox & LeGoy

After recordation, return Deed and mail
future property tax statements to the
following address of the Grantee

Mr. and Mrs. Harry W. Swainston
4040 Hobart Road
Carson City, Nevada 89703

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons per NRS
239B 030


Signature of Declarant or Agent

GRANT, BARGAIN, AND SELL DEED

Larry Sankovich, as Trustee of the Survivor's Trust under the Swainston Family Trust Agreement dated September 30, 1994, as amended ("Grantor"), hereby grants, bargains and sells to Harry W. Swainston and Annette R. Swainston, husband and wife, as community property with rights of survivorship ("Grantee"), all of the right, title, and interest of the Grantor (being an undivided one-quarter interest) in the parcels of real property situated in the County of Lyon, State of Nevada, described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is subject to the following liens and encumbrances:

- 1 The lien of real property taxes and assessments for the fiscal year July 1, 2007 through June 30, 2008
- 2 Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record

DOC # 416106
11/01/2007 02:05 PM
Official Record
Requested By
MAUPIN COX & LEGOY
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 5 Fee \$18.00
Recorded By NFK RPTT \$975.00



0416106

4785 Caughlin Parkway
Reno, NV 89519

*** THIS IS AN UNOFFICIAL COPY ***



416106

11/01/2007
002 of 5

This conveyance includes the tenements, hereditaments, and appurtenances of the interest in the real property, and the rents, issues, and profits thereof

Dated this 31st day of OCTOBER, 2007

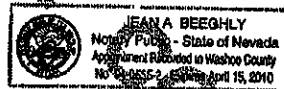
Survivor's Trust under the Swainston
Family Trust Agreement

By 
Larry Sankovich, Trustee

STATE OF NEVADA)
ss
COUNTY OF WASHOE

This Grant, Bargain, and Sale Deed was acknowledged before me on Oct 31, 2007, by Larry Sankovich, as Trustee of the Survivor's Trust under the Swainston Family Trust Agreement


Notary Public



*** THIS IS AN UNOFFICIAL COPY ***



416105

11/01/2007
003 of 5

EXHIBIT A

Parcel 1

Beginning at the northwest corner of SW1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, M D B & M , thence running south 1902 feet to a point on Burbank Ditch, thence following Burbank Ditch to the southeast corner of the SW1/4 of the NE1/4 of Section 25, thence east 331 feet, thence north 1324 feet to a point on ditch, thence west to point of beginning, all in Section 25, Township 11 North, Range 23 East, M D B & M , also,

Beginning at an iron pin at northeast corner of the Creamery Lot, northeast corner of SE1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, thence running west 944 feet to stake at Mirason's corner, thence running south 508 feet to stake, thence running east 944 feet to iron pin, thence running north to point of beginning, also

Beginning at the northeast corner of the SE1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, and running thence west 45 feet, thence south 508 feet, thence east 45 feet, thence north 508 feet to point of beginning

TOGETHER with all waters, water rights, claims of water rights which are or may be appurtenant to said land, rights to use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of said lands, including the waters of the Walker River Irrigation District apportioned to said land

Together with all buildings and improvements situate thereon

In compliance with Nevada Revised Statutes 111 312, the above legal description was taken from the instrument recorded on November 3, 2005, as Document No 367051, in the Official Records of Lyon County, Nevada

Parcel 2

A parcel of land in the Southeast one-quarter of the Northeast one-quarter of Section 25, Township 11 North, Range 23 East, M D B & M more particularly described as follows

*** THIS IS AN UNOFFICIAL COPY ***



416106

11/01/2007
004 of 5

BEGINNING at a point which is South 1827 80 feet and South 89°42'40" West, 513 31 feet from the Northeast corner of said Section 25, being the most Northeast corner of the parcel of land first described in the Deed to James T. McKay et ux, recorded April 5, 1920 in Book V of Deeds at page 232, records of Lyon County, Nevada, thence along the boundary line of said parcel, South 0°45'29" East, a distance of 160 26 feet to an angle point thereon, thence leaving said boundary line, South 0°45'29" East, a distance of 308 45 feet, thence South 19°28'31" West, a distance of 376 35 feet to the South line of the aforementioned McKay parcel, thence along said South line, South 89°44'43" West, a distance of 361 75 feet to the Southwest corner thereof, thence along the West line of said McKay parcel, North 0°48'00" East, a distance of 824 93 feet to the Northwest corner thereof, thence along the North line of said parcel, North 89°09'45" East, a distance of 468 60 feet to the point of beginning

TOGETHER with all waters, water rights, claims of water rights which are or may be appurtenant to said land, rights to the use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of said lands, including the waters of the Walker River Irrigation District apportioned to said land

Together with all buildings and improvements situate thereon

In compliance with Nevada Revised Statutes 111-312, the above legal description was taken from the instrument recorded on November 3, 2005, as Document No 367051, in the Official Records of Lyon County, Nevada

Parcel 3

Commencing at a stake at the southeast corner of the NE 1/4 of the SW 1/4 of Section 25, running thence North 2324 feet to a point indicated by a pin, thence Southwesterly 1895 feet to a point indicated by a pin, thence South 994 feet to a point indicated by a pin, thence East 1320 feet to the point of beginning, all in Section 25, Township 11 North, Range 23 East, M D B & M

TOGETHER with all waters, water rights, claims or water rights which are or may be appurtenant to said land, rights to the use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of

*** THIS IS AN UNOFFICIAL COPY ***



416106

11/01/2007
005 of 5

said lands, including the waters of the Walker River Irrigation District apportioned to said land

TOGETHER with all buildings and improvements situated thereon

In compliance with Nevada Revised Statutes 111 312, the above legal description was taken from the instrument recorded on October 4, 2005, as Document No 364261, in the Official Records of Lyon County, Nevada

"UNOFFICIAL COPY"

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,)	
)	
Plaintiff,)	In Equity No. C-125-ECR
)	Subfile No. C-125-B
WALKER RIVER PAIUTE TRIBE,)	
)	NOTICE OF CHANGE OF
Plaintiff-Intervenor,)	OWNERSHIP OF WATER RIGHT
)	
v.)	
)	
WALKER RIVER IRRIGATION DISTRICT,)	
a corporation, et al.,)	
)	
Defendants.)	

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Wayne M. Prouty and Debra Lynn Prouty, Trustees of the Wayne M. Prouty and Debra Lynn Prouty Revocable Living Trust Agreement dated October 29, 2001

Name(s)

P.O. Box 2153

Street or P.O. Box

1 Minden NV 89423
 2 Town or City State ZipCode

3 2. The name and address of each person or entity who acquired ownership

4 James Doyle Swofford
 5 Name(s)
 6 7416 El Campo Circle
 7 Street or P.O. Box

8 Buena Park CA 90620
 9 Town or City State ZipCode

10 3. Attached to or included with this notice is a copy of the (check appropriate
 11 box(es)):

12 ☒ Deed
 13 ☐ Court Order
 14 ☐ Other Document.

15 by which the change in ownership was accomplished.

16 4. The undersigned acknowledges that any person or entity who files a Notice of
 17 Change of Ownership of Water Right using this form is ultimately responsible for the accuracy
 18 of this filing. Consequently, the undersigned acknowledges that any person or entity who files

19 * This notice shall be sent to the following two persons:

20 Linda Lea Sharer, Chief Deputy Clerk
 21 United States District Court for the District of Nevada
 22 400 South Virginia Street, Suite 301
 23 Reno, NV 89501

24 And

25 Susan L. Schneider
 26 United States Department of Justice
 27 P.O. Box 756
 28 Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 14th day of May 2008.

By Wayne M. Prouty
Wayne M. Prouty, Trustee

By Debra Lynn Prouty
Debra Lynn Prouty, Trustee
[signature of counter-defendant]

Wayne M. Prouty, Trustee

Debra Lynn Prouty, Trustee

[name of counter-defendant]

[signature, if applicable, of person acting on
behalf of counter-defendant]

[name, if applicable, of person acting on
behalf of counter-defendant]

P. O. Box 2153
Minden, NV 89423

[address]

[telephone number]
(775) 265 0969

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 419685
01/22/2008 04:00 PM
Official Record
Requested By
JAMES DOYLE SMOFFORD
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 3 Fee \$16.00
Recorded By MCM RPTT \$826.00



A.P.N. 010-671-22

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

James Doyle Swofford
7416 El Campo Circle

Buena Park, CA 90620

THIS SPACE FOR RECORDER'S USE ONLY

Accm 08/01/08

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$826.80

GRANT, BARGAIN, SALE DEED

That Wayne M. Prouty and Debra Lynn Prouty, Trustees of the Wayne M. Prouty and Debra Lynn Prouty Revocable Living Trust Agreement dated October 29, 2001 in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to James Doyle Swofford, an Unmarried Man all that real property in the County of Lyon, State of Nevada, bounded and described as follows

See Exhibit "A" attached hereto and made a part hereof for legal description.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated JAN 11, 2008

The Wayne M. Prouty and Debra Lynn Prouty Revocable
Living Trust Agreement dated October 29, 2001

Wayne M. Prouty
Wayne M. Prouty, Trustee
Debra Lynn Prouty
Debra Lynn Prouty, Trustee

*** THIS IS AN UNOFFICIAL COPY ***



419685

01/22/2008
002 of 3

STATE OF NEVADA)
COUNTY OF LYON)

On 1-11-08 personally appeared before me, a Notary
Public, Wayne M. Prouty

who acknowledged that he executed the above instrument

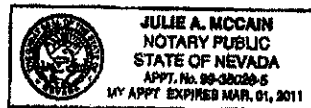
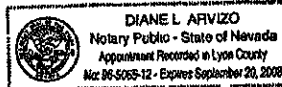
Signature [Signature]
(Notary Public)

STATE OF NEVADA)
COUNTY OF Douglas)

On 1-14-08 personally appeared before me, a Notary
Public, Debra Lynn Prouty

who acknowledged that She executed the above instrument

Signature [Signature]
(Notary Public)



UNOFFICIAL COPY

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419685

01/22/2008
003 of 3

EXHIBIT 'A'

All that certain real property being a portion of the E 1/2 of the SE 1/4 of Section 2, portion of the W 1/2 of the SW 1/4 of Section 1, T 10 N, R 23 E, M D B & M, Lyon County, Nevada, being a portion of Parcel No 1 Lyon County Parcel Map No 102776 and a portion of Parcel A of Lyon County Parcel Map No 149049, described as follows:

Parcel D as shown on the Parcel Map for Green Valley Turf Farm, Inc, recorded in the Official Records of Lyon County, Nevada, on October 24, 1995, as Document No 186937

APN 10-011-02

"TOGETHER WITH all water and water rights ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property"

UNOFFICIAL COPY

State of Nevada - Division of Water Resources

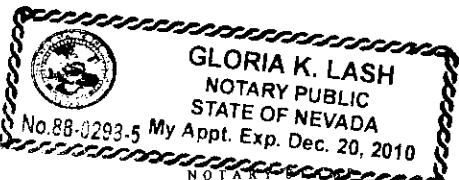
**901 S. Stewart Street
2nd Floor
Carson City, NV 89701**

GUNN AND ASSOCIATES
REAL ESTATE INC
PO BOX 1449
FERNLEY NV 89408

Receipt

		Payment Method	Check No.	Receipt #
		Check	1424	223350
Date	Item	Description		Amount
3/19/2008	DEEDS - PERMIT COVERS DEEDS	DEED FILING FEE - PERMIT # 61207, 61208 COVERS ALL DEEDS LISTED ABOVE		70.00 0.00
Received by: Sue Cox		Total		\$70.00

09-108

I T E M	REPORT OF CONVEYANCE					
of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer						
1	APPLICATION / PERMIT No. <u>6/207</u> PROOF, or CLAIM No.: _____ STATUS: <u>CERT</u> USE: <u>Ind/Com</u>					
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>J.R. BENTON CO LLC AN ALABAMA</u> <u>Limited Liability Company</u>					
If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.						
3	NEW HOLDER(S) or BENEFICIARY(S): <u>WABUSKA LLC</u> ADDRESS: <u>745 MANZANITA LANE</u> <u>775</u> CITY: <u>RENO</u> STATE: <u>NV</u> ZIP CODE: <u>89509</u> PHONE: <u>815-3600</u>					
4	<table border="0" style="width: 100%;"> <tr> <td colspan="2">INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2</td> </tr> <tr> <td style="width: 50%;"> DEED(S)..... <input checked="" type="checkbox"/> CORRECTION DEED(S)..... <input checked="" type="checkbox"/> DEED(S) OF TRUST..... <input type="checkbox"/> RECONVEYANCE...at no charge <input type="checkbox"/> NOTICE(S) OF PLEDGE..... <input type="checkbox"/> MAP(S) at no charge..... <input type="checkbox"/> DEATH CERTIFICATES..... <input type="checkbox"/> AFF OF ID at no charge..... <input type="checkbox"/> DECREE(S) OF DISTR..... <input type="checkbox"/> OTHER: _____ <input type="checkbox"/> </td> <td style="width: 50%;"> OTHER: <u>WATER RIGHTS DEED</u> TOTAL NUMBER OF SS DOCUMENTS = > <u>2</u> TOTAL # X \$10 each = <u>\$20</u> .00 Report filing fee = \$25.00 <u>\$25</u> .00 TOTAL FEES SUBMITTED* <u>\$45</u> .00 </td> </tr> </table>		INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2		DEED(S)..... <input checked="" type="checkbox"/> CORRECTION DEED(S)..... <input checked="" type="checkbox"/> DEED(S) OF TRUST..... <input type="checkbox"/> RECONVEYANCE...at no charge <input type="checkbox"/> NOTICE(S) OF PLEDGE..... <input type="checkbox"/> MAP(S) at no charge..... <input type="checkbox"/> DEATH CERTIFICATES..... <input type="checkbox"/> AFF OF ID at no charge..... <input type="checkbox"/> DECREE(S) OF DISTR..... <input type="checkbox"/> OTHER: _____ <input type="checkbox"/>	OTHER: <u>WATER RIGHTS DEED</u> TOTAL NUMBER OF SS DOCUMENTS = > <u>2</u> TOTAL # X \$10 each = <u>\$20</u> .00 Report filing fee = \$25.00 <u>\$25</u> .00 TOTAL FEES SUBMITTED* <u>\$45</u> .00
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DEED(S)..... <input checked="" type="checkbox"/> CORRECTION DEED(S)..... <input checked="" type="checkbox"/> DEED(S) OF TRUST..... <input type="checkbox"/> RECONVEYANCE...at no charge <input type="checkbox"/> NOTICE(S) OF PLEDGE..... <input type="checkbox"/> MAP(S) at no charge..... <input type="checkbox"/> DEATH CERTIFICATES..... <input type="checkbox"/> AFF OF ID at no charge..... <input type="checkbox"/> DECREE(S) OF DISTR..... <input type="checkbox"/> OTHER: _____ <input type="checkbox"/>	OTHER: <u>WATER RIGHTS DEED</u> TOTAL NUMBER OF SS DOCUMENTS = > <u>2</u> TOTAL # X \$10 each = <u>\$20</u> .00 Report filing fee = \$25.00 <u>\$25</u> .00 TOTAL FEES SUBMITTED* <u>\$45</u> .00					
5	*ONE, ONE-TIME \$25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +\$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.					
6	This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s). If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to Guidelines sheet for details.					
7	LIST SUPPLEMENTAL RIGHTS: _____					
8	COUNTY: POINT OF DIVERSION: <u>Lyons</u> COUNTY: PLACE(S) OF USE: <u>WABUSKA</u>					
9	PLACE(S) OF USE: Qtr. <u>5/4</u> Qtr. <u>3/4</u> Sec. <u>22</u> TOWNSHIP <u>15</u> RANGE <u>25</u> APN: <u>004-031-06108</u>					
10	AMOUNT (DUTIES) TO BE ASSIGNED: <u>0.1</u> CFS <u>2</u> <u>ACRE-FEET</u> or MGA _____ ACRES or UNITS					
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES _____ NO <input checked="" type="checkbox"/>					
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____					
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.					
15	Additional Space/Remarks: _____					
16	"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."					
<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;"> SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>19</u> DAY OF Mo. <u>March</u> Yr. <u>2008</u> <u>Gloria K. Lash</u> (SS) Notary Signature Required </td> <td style="width: 60%;"> SIGNATURE: <u>[Signature]</u> PRINT NAME: <u>TOM GUNN</u> MAILING ADDRESS: <u>PO BOX 1449</u> FIRM NAME: <u>GUNN + ASSOCIATES REAL ESTATE INC</u> CITY: <u>FERNLEY</u> STATE: <u>NV</u> ZIP CODE: <u>89408</u> PHONE: <u>343-0200</u> </td> </tr> <tr> <td> NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE _____ </td> <td> OWNER?: _____ AGENT?: <input checked="" type="checkbox"/> </td> </tr> </table>			SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>19</u> DAY OF Mo. <u>March</u> Yr. <u>2008</u> <u>Gloria K. Lash</u> (SS) Notary Signature Required	SIGNATURE: <u>[Signature]</u> PRINT NAME: <u>TOM GUNN</u> MAILING ADDRESS: <u>PO BOX 1449</u> FIRM NAME: <u>GUNN + ASSOCIATES REAL ESTATE INC</u> CITY: <u>FERNLEY</u> STATE: <u>NV</u> ZIP CODE: <u>89408</u> PHONE: <u>343-0200</u>	NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE _____	OWNER?: _____ AGENT?: <input checked="" type="checkbox"/>
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>19</u> DAY OF Mo. <u>March</u> Yr. <u>2008</u> <u>Gloria K. Lash</u> (SS) Notary Signature Required	SIGNATURE: <u>[Signature]</u> PRINT NAME: <u>TOM GUNN</u> MAILING ADDRESS: <u>PO BOX 1449</u> FIRM NAME: <u>GUNN + ASSOCIATES REAL ESTATE INC</u> CITY: <u>FERNLEY</u> STATE: <u>NV</u> ZIP CODE: <u>89408</u> PHONE: <u>343-0200</u>					
NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE _____	OWNER?: _____ AGENT?: <input checked="" type="checkbox"/>					
						
THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.						

ABSTRACT OF TITLE

Permit/Proof No. 61207
 Page of pages

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for office
use only

(circle one)

(circle one)

DEED NO.	GRANTOR	GRANTEE	CFS	(circle one) ACRES/AFS MGA/MGS	(circle one) ACRES or Units	FILED UNDER DATE	DOC # DATE	DOCUMENT DESCRIPTION/ REMARKS
1	JR BENTON & LLC AN ALABAMA Limited Liability Company	WABUSKA LLC	0.1	2 Ac/H	100/ DOM		418545 12-27-07	GRANT JESSE
2							418547 12-27-07	WATER RIGHTS DEED
3								
4								
5								
6								
7								
8								

Type or print in black ink



GUNN & ASSOCIATES

REAL ESTATE, INC.
Tom Gunn - Broker
Jerry Brinkerhoff - Realtor Associate
P.O. Box 1449
Fernley, Nevada 89408
Website: www.NevadaFarmland.com
Email: NevadaFarmland@aol.com

2/22/2008 11:30



Office: (775) 343-0200

Fax: (775) 343-0202

2/22/2008

State of Nevada
Division of Water Resources
901 S. Stewart
Carson City, NV 89701
Attn: Tracy Taylor – State Engineer

Re: Permit #s: 61207 & 61208

Dear Mr. Taylor:

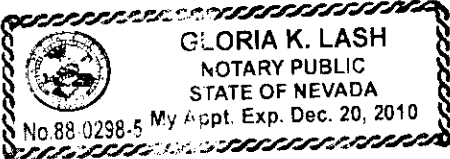
Attached please find Reports of Conveyance, associated documents and fees for the above permits.

On or about 11-30-2007 I filed Reports of Conveyance on the above referenced permits bringing them to current ownership at that time. A portion of the property has since transferred to a new owner thus the attachments.

Thank you.

Sincerely,

Tom Gunn, Broker
Gunn & Associates Real Estate, Inc.

REPORT OF CONVEYANCE									
of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer									
1	APPLICATION / PERMIT No. <u>61208</u> PROOF, or CLAIM No.: _____ STATUS: <u>CERT</u> USE: <u>IND / DOM</u>								
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>J.R. BENTON B LLC AN ALABAMA LIMITED LIABILITY COMPANY</u>								
If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.									
3	NEW HOLDER(S) or BENEFICIARY(S): <u>WABUSKA LLC</u> ADDRESS: <u>745 MANZANITA LANE</u> <u>775</u> CITY: <u>RENO</u> STATE: <u>NV</u> ZIP CODE: <u>89509</u> PHONE: <u>815-3000</u>								
4	<div style="display: flex; justify-content: space-between;"> <div> <p>INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE.</p> <p>DEED(S)..... <input checked="" type="checkbox"/> CORRECTION DEED(S)..... <input checked="" type="checkbox"/></p> <p>DEED(S) OF TRUST..... <input type="checkbox"/> RECONVEYANCE...at no charge..... <input type="checkbox"/></p> <p>NOTICE(S) OF PLEDGE..... <input type="checkbox"/> MAP(S) at no charge..... <input type="checkbox"/></p> <p>DEATH CERTIFICATES..... <input type="checkbox"/> AFF OF ID at no charge..... <input type="checkbox"/></p> <p>DECREE(S) OF DISTR..... <input type="checkbox"/> OTHER: <u>SEE 61207</u> <input type="checkbox"/></p> </div> <div style="text-align: right;"> <p>See Guidelines Page 2</p> <p>OTHER: <u>WATER RIGHTS DEED</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TOTAL NUMBER OF SS DOCUMENTS =></td> <td></td> </tr> <tr> <td>TOTAL # X \$10 each =</td> <td>\$.00</td> </tr> <tr> <td>Report filing fee = \$25.00</td> <td>\$.00</td> </tr> <tr> <td>TOTAL FEES SUBMITTED*</td> <td>\$ <u>25</u> .00</td> </tr> </table> </div> </div>	TOTAL NUMBER OF SS DOCUMENTS =>		TOTAL # X \$10 each =	\$.00	Report filing fee = \$25.00	\$.00	TOTAL FEES SUBMITTED*	\$ <u>25</u> .00
TOTAL NUMBER OF SS DOCUMENTS =>									
TOTAL # X \$10 each =	\$.00								
Report filing fee = \$25.00	\$.00								
TOTAL FEES SUBMITTED*	\$ <u>25</u> .00								
5	*ONE, ONE-TIME \$25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +\$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.								
6	<p>This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).</p> <p>If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to Guidelines sheet for details.</p>								
7	LIST SUPPLEMENTAL RIGHTS: _____								
8	COUNTY: POINT OF DIVERSION: <u>Lyon</u> COUNTY: PLACE(S) OF USE: <u>WABUSKA</u>								
9	PLACE(S) OF USE: Qtr. <u>5/W</u> Qtr. <u>5/W</u> Sec. <u>22</u> TOWNSHIP <u>15</u> RANGE <u>25</u> APN: <u>004-031-06508</u> <u>29410</u>								
10	AMOUNT (DUTIES) TO BE ASSIGNED: <u>0.1</u> CFS <u>2</u> <u>ACRE-FEET</u> or MGA _____ ACRES or UNITS								
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>								
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>								
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____								
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title. _____ _____								
15	Additional Space/Remarks: _____ _____ _____								
16	<p>"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."</p> <div style="display: flex; justify-content: space-between;"> <div> <p>SUBSCRIBED AND SWORN TO</p> <p>BEFORE ME THIS <u>19</u> DAY OF</p> <p>Mo. <u>March</u> Yr. <u>2008</u></p> <p>(SS) <u>Gloria K. Lash</u> Notary Signature Required</p> <p>NOTARY PUBLIC IN AND FOR THE</p> <p>COUNTY OF <u>Carson City</u></p> <p>STATE OF <u>Nevada</u></p> <p>MY COMMISSION EXPIRE _____</p> </div> <div> <p>SIGNATURE: <u>Tom Guld</u></p> <p>PRINT NAME: <u>Tom Guld</u></p> <p>MAILING ADDRESS: <u>PO Box 1449</u></p> <p>FIRM NAME: <u>GULD & ASSOCIATES REAL ESTATE INC.</u></p> <p>CITY: <u>FERRELL</u> STATE: <u>NV</u> ZIP CODE: <u>89408</u></p> <p>PHONE: <u>343-0200</u></p> <p>OWNER?: <input checked="" type="checkbox"/></p> <p>AGENT?: <input checked="" type="checkbox"/></p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p>NOTARY STAMP</p> </div>								
THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.									

ABSTRACT OF TITLE

Permit/Proof No. 61208
Page of pages

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for office
use only

(circle one)

(circle one)

DEED NO.	GRANTOR	GRANTEE	CFS	AFA/AFS MG/MS	ACRES or Units	FILED UNDER DATE	DOC # DATE	DOCUMENT DESCRIPTION/ REMARKS
1	J.R. BENTON & LEE AN ALABAMA LIMITED LIABILITY COMPANY	WABUSKA LLC	0.1	2 AC/ST	500/ QOR		418545 12-21-07	GRANT DEED
2							418547 12-21-07	WATER RIGHTS DEED
3								
4								
5								
6								
7								
8								

Type or print in black ink

DOC# 418545
Official Record
Requested By
FIRST AMERICAN TITLE RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 4 Fee: \$17.00
Recorded By MCM RPTT: \$4,680.00

A.P.N.: 004-031-06, 08, 09, 10
File No: 156-2325147 (JB)
R.P.T.T.: \$4,680.00



When Recorded Mail To: Mail Tax Statements To:
Wabuska, LLC
795 Manzanita Lane
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J.R. Benton Co., LLC, an Alabama limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wabuska, LLC, a Nevada limited liability company


the real property situate in the County of Lyon, State of Nevada, described as follows:

Per Exhibit "A" to be attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/29/2007

By: Jason R. Benton, Managing
Member


Notary Public
(My commission expires: 1-18-09)

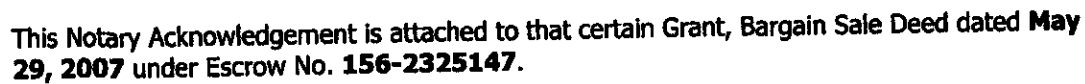




EXHIBIT 'A'

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY BEING ALL OF PARCEL 1 AND A PORTION OF PARCEL 2 AS SHOWN ON THE PARCEL MAP, FILE NO. 59232, OF LYON COUNTY RECORDS LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 25 EAST, M.D.B. & M. BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON SAID PARCEL MAP, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°46'17" EAST A DISTANCE OF 419.92 FEET, THENCE SOUTH 0°34'27" WEST A DISTANCE OF 994.92 FEET TO A POINT OF INTERSECT WITH THE SOUTHERLY LINE OF SAID PARCELS 1 & 2; THENCE ALONG SAID LINE, NORTH 72°08'27" WEST A DISTANCE OF 398.08 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 0°35'12" EAST A DISTANCE OF 31.42 FEET; THENCE SOUTH 72°08'27" EAST A DISTANCE OF 146.63 FEET; THENCE NORTH 0°35'12" EAST A DISTANCE OF 224.19 FEET; THENCE NORTH 89°46'17" WEST A DISTANCE OF 180.02 FEET, TO A POINT OF INTERSECT WITH THE WESTERLY LINE OF SAID SECTION 22; THENCE ALONG SAID SECTION LINE NORTH 0°35'12" EAST A DISTANCE OF 663.15 FEET; TO THE POINT OF BEGINNING.

**THE ABOVE METES AND BOUNDS LEGAL WAS PREPARED BY:
DENSON SURVEYING, INC.
P.O. BOX 528
YERINGTON, NV. 89447**

PARCEL NO. 2:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 25 EAST, M.D.M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:



BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 21 DISTANT NORTH 0°35'20" EAST, ALONG SAID EAST LINE, 457.38 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, ALSO BEING DISTANT NORTHERLY 100 FEET FROM THE CENTER LINE OF THE MAIN TRACK OF SOUTHERN PACIFIC TRANSPORTATION COMPANY (MINA BRANCH); THENCE NORTH 72°12'53" WEST, PARALLEL WITH SAID CENTER LINE, 289.23 FEET TO A POINT IN THE EASTERLY LINE OF LAND (15 FEET WIDE) DESCRIBED IN "PARCEL 1" OF DEED DATED SEPTEMBER 22, 1968, FROM SOUTHERN PACIFIC COMPANY TO STATE OF NEVADA (U.S. #95 ALTERNATE); IN THE NORTH 7°14'43" WEST, ALONG LAST SAID EASTERLY LINE, 781.22 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°50'18" EAST, ALONG LAST SAID NORTH LINE, 382.80 FEET TO A POINT IN THE SAID EAST LINE OF SAID SECTION; THENCE SOUTH 0°35'20" EAST, ALONG LAST SAID EAST LINE, 862.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY.

THE ABOVE METES AND BOUNDS LEGAL APPEARED PREVIOUSLY IN DEED RECORDED DECEMBER 27, 2005 AS INSTRUMENT NO. 371594 OF OFFICIAL RECORDS, LYON COUNTY, NEVADA.

PARCEL NO. 3:

ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 25 EAST, M.D.B. & M., IN MASON VALLEY, LYON COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8, 9 AND 10 OF BLOCK 8 OF THE DYER ADDITION TO THE TOWN OF WABUSKA, LYON COUNTY, NEVADA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE LYON COUNTY RECORDER, LYON COUNTY, NEVADA.

PARCEL NO. 4:

LOT 1 IN BLOCK 7, AS SHOWN ON THE MAP OF DYER'S ADDITION TO THE TOWN OF WABUSKA, RECORDED IN LYON COUNTY, NEVADA, AS DOCUMENT NO. 8192.

ALL PARCELS AS DESCRIBED DO INCLUDE ALL THOSE PORTIONS OF STREETS AS ORIGINALLY SHOWN ON THE PLAT OF THE DYER ADDITION TO THE TOWN OF WABUSKA, AND SUBSEQUENTLY ABANDONED BY THE BOARD OF LYON COUNTY COMMISSIONERS, AS EVIDENCED BY ORDER, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA, ON MAY 25, 1983 AS DOCUMENT NO. 76110 AND ORDER RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON JANUARY 11, 1982 AS DOCUMENT NO. 65577.

CERTIFIED COPY OF ORIGINAL

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Lyon County, State of Nevada.

Witnessed my hand
this 12 day of February, 2008

MARY C. MILLIGAN LYON COUNTY RECORDER

By: Dorena L. Warr
Chief Deputy

DOC# 418547
12/27/2007 11:24AM
Official Record
Requested By
FIRST AMERICAN TITLE RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 10 Fee: \$48.00
Recorded By MCM RPTT: \$0.00

A.P.N.: 004-031-06, 08, 09, 10
File No: 156-2325147 (JB)
R.P.T.T.: Included on previous deed



When Recorded Mail To: Mail Tax Statements To:
Wabuska, LLC
795 Manzanita Lane
Reno, NV 89509

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J.R. Benton Co., LLC, an Alabama limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wabuska, LLC, a Nevada limited liability company, a Nevada limited liability company

the ~~the~~ property situate in the County of Lyon, State of Nevada, described as follows:

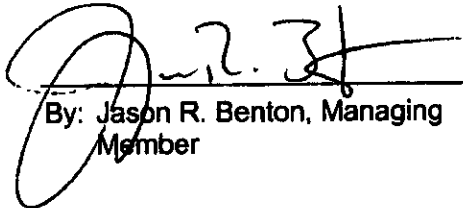
The following:

Together with four (4) acre feet of water, being a portion from application number 61207; Certificate Number 14927 and from application number 61208; Certificate Number 14928 and reserving unto the Grantor the balance those remaining acre feet of water from application number 61207; certificate number 14927 and from application number 61208; certificate number 14928 in accordance with the provisions set forth on the documents referenced above. See water Rights Exhibits A and B attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

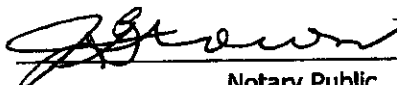
Date: 10/17/2007

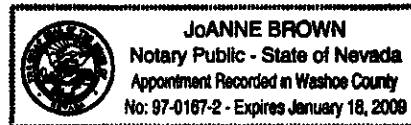
J.R. Benton Co., LLC, an Alabama limited liability company


By: Jason R. Benton, Managing Member

STATE OF **NEVADA**)
 : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on Nov 15, 2007 by Jason R. Benton


Notary Public
(My commission expires: 1-18-09)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 17, 2007** under Escrow No. **156-2325147**.

EXHIBIT ANo. **61207**

APPLICATION FOR PERMIT TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF NEVADA

Date of filing in State Engineer's Office MAY 05 1995

Returned to applicant for correction _____

Corrected application filed _____

Map filed MAY 05 1995The applicant O'SULLIVAN PLASTICS CORPORATION270 HWY 95A NORTH, of YERINGTON
Street and No. or P.O. Box No. City or Town

NEVADA, 89447, hereby make application for permission to appropriate the public
State and Zip Code No.

waters of the State of Nevada, as hereinafter stated. (If applicant is a corporation, give date and place of incorporation; if a
copartnership or association, give names of members.) INCORPORATED MAY 25TH, 1984 IN THE
STATE OF NEVADA

1. The source of the proposed appropriation is UNDERGROUND
Name of stream, lake, spring, underground or other source2. The amount of water applied for is 0.1 CFS second-feet
One second-foot equals 448.83 gals. per min.

(a) If stored in reservoir give number of acre-feet _____

3. The water to be used for INDUSTRIAL AND DOMESTIC
Irrigation, power, mining, manufacturing, domestic, or other use. Must limit to one use.

4. If use is for:

(a) Irrigation, state number of acres to be irrigated _____

(b) Stockwater, state number and kinds of animals to be watered _____

(c) Other use (describe fully under No. 12. "Remarks") _____

(d) Power:

(1) Horsepower developed _____

(2) Point of return of water to stream _____

5. The water is to be diverted from its source at the following point SW⁴ SW⁴ SECTION 22, T.15N., R.25E., MDM,
Describe as being within a 40-acre subdivision of publicOR AT A POINT FROM THE SW CORNER SAID SECTION 22 THAT BEARS N. 75°47'56" E. A
survey, and by course and distance to a section corner. If on unsurveyed land, it should be so stated.DISTANCE OF 770.93 FEET6. Place of use PORTION OF THE SW⁴ SW⁴ SECTION 22, T.15N., R.25E., MDM, and portion of the
Describe by legal subdivision. If on unsurveyed land, it should be so stated.SE/4 SE/4 Section 21, T.15N., R.25E. MDM

9. Estimated cost of works _____

10. Estimated time required to construct works EXISTING WORKS
If well completed, describe works.

11. Estimated time required to complete the application of water to beneficial use ONE YEAR

12. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use:

(SEE ATTACHED)

By s/Robert O. Hargen
270 HWY 95A NORTH
YERINGTON, NEVADA 89447

Compared sm/jk jr/bk

Protested _____

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit is issued subject to existing rights. It is understood that the amount of water herein granted is only a temporary allowance and that the final water right obtained under this permit will be dependent upon the amount of water actually placed to beneficial use. It is also understood that this right must allow for a reasonable lowering of the static water level. This well shall be equipped with a two (2) inch opening for measuring depth to water. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of water begins, or before the Proof of Completion of Work is filed. This source is located within an area designated by the State Engineer, pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.
(CONTINUED ON PAGE 2)

The amount of water to be appropriated shall be limited to the amount which can be applied to beneficial use, and not to exceed 0.1 cubic feet per second, but not to exceed 2.92 million gallons annually.

Work must be prosecuted with reasonable diligence and be completed on or before August 31, 1996

Proof of completion of work shall be filed before October 1, 1996

Application of water to beneficial use shall be filed on or before August 31, 1997

Proof of the application of water to beneficial use shall be filed on or before October 1, 1997

Page 2

61207

(PERMIT TERMS CONTINUED)

The total combined duty of water under Permits 61207 and 61208 shall not exceed 2.92 million gallons annually.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

This permit is issued under the provisions of NRS 534.120(2) as a preferred use.

Permit No. 61207 Certificate No. 14927 Book 59 Page 14927

THE STATE OF NEVADA

CERTIFICATE OF APPROPRIATION OF WATER

~ ~ ~ ~ ~

WHEREAS, Robert O. Hargis, Agent has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from an underground source through a drilled well, pump, and distribution system for industrial and domestic purposes. The point of diversion of water from the source is as follows:

SW¼ SW¼ Section 22, T.15N., R.25E., M.D.B.&M.,
or at a point from which the SW corner of said
Section 22 bears S. 75°47'56" W., a distance of
770.93 feet situated in Lyon County, State of
Nevada.

NOW KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator:	O'Sullivan Plastics Corporation
Source:	Underground
Manner of Use:	Industrial and Domestic
Amount of appropriation:	*0.08 c.f.s., but not to exceed 2.92 million gallons annually
Period of use:	January 1st to December 31st of each year
Date of priority of appropriation:	May 5, 1995

Description of the works of diversion, manner and place of use:

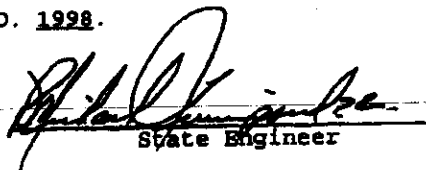
Water is developed by means of a drilled well, 293 feet deep, 12 3/4 inch diameter casing, via a 5 H.P. submersible pump, thence through a distribution system to a manufacturing plant of plastic pipe located within a portion of the SW¼ SW¼ of Section 22, and a portion of the SE¼ SE¼ of Section 21, T.15N., R.25E., M.D.B.&M.

*The total combined duty of water under this certificate and any certificate issued under Permit 61208, shall not exceed 2.92 million gallons annually.

This certificate is issued subject to the terms of the permit

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 20th day of April, A.D. 1998.


State Engineer

cms/sb



418547

12/27/2007
6 of 10

EXHIBIT B

No. 61208

APPLICATION FOR PERMIT
TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF NEVADA

Date of filing in State Engineer's Office MAY 05 1995

Returned to applicant for correction _____

Corrected application filed _____

Map filed April 29, 1981 under 43572

The applicant O'SULLIVAN PLASTICS CORPORATION

270 HWY 95A NORTH, of YERINGTON

Street and No. or P.O. Box No. City or Town

NEVADA, 89447, hereby make application for permission to appropriate the public

State and Zip Code No.

waters of the State of Nevada, as hereinafter stated. (If applicant is a corporation, give date and place of incorporation; if a

copartnership or association, give names of members.) INCORPORATED MAY 25TH, 1984 IN THE STATE

OF NEVADA

- The source of the proposed appropriation is UNDERGROUND
Name of stream, lake, spring, underground or other source
- The amount of water applied for is 0.2 cfs second-feet
One second-foot equals 448.83 gals. per min.
(a) If stored in reservoir give number of acre-feet _____
- The water to be used for INDUSTRIAL AND DOMESTIC
Irrigation, power, mining, manufacturing, domestic, or other use. Attach flow to one min.
- If use is for:
 - Irrigation, state number of acres to be irrigated _____
 - Stockwater, state number and kinds of animals to be watered _____
 - Other use (describe fully under No. 12. "Remarks") _____
 - Power:
 - Horsepower developed _____
 - Point of return of water to stream _____
- The water is to be diverted from its source at the following point SW⁴ SECTION 22 T.15N. R.25E. NDM.
Describe as being within 1/4 section subdivisions of public survey, and by corner and distance to a section corner. If on unsurveyed land, it should be so stated.
OR AT A POINT FROM WHICH THE SW CORNER SAID SECTION 22 BEARS S. 16°07'40" W. A DISTANCE OF 705.92 FEET.
- Place of use PORTION OF THE SW⁴ SECTION 22, T.15N., R.25E., NDM.
Describe by legal subdivisions. If on unsurveyed land, it should be so stated.
- Use will begin about JANUARY 1st and end about DECEMBER 31st of each year.
Month and Day Month and Day
- Description of proposed works. (Under the provisions of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) DRILLED WELL PUMP & ELECTRIC MOTOR AND DISTRIBUTION SYSTEM
State number in which water is to be diverted, i.e. diversion structure, ditch and flume, drilled well with pump and motor, etc.



418547

8 of 10

9. Estimated cost of works \$50,000.00
10. Estimated time required to construct works EXISTING WORKS If well completed, describe works.
11. Estimated time required to complete the application of water to beneficial use ONE YEAR
12. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use:
- THIS APPLICATION IS FILED TO REPLACE CANCELLED PERMIT #(NO.) 43572. THE
- ESTIMATED ANNUAL CONSUMPTION UNDER THIS APPLICATION IS 2,917,395 GALLONS PER YEAR.
- NOTE: THIS WELL TO BE USED ONLY IN CASE EXISTING DIVERSION WELL FAILS. SEE OTHER
- PERMIT FOR AUTHORIZATION TO USE MAP ON FILE.

By s/Robert G. Hargan
 270 HWY 95A NORTH
 YERINGTON, NEVADA 89447

Compared sm/gk jr/bk

Protested _____

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit is issued subject to existing rights. It is understood that the amount of water herein granted is only a temporary allowance and that the final water right obtained under this permit will be dependent upon the amount of water actually placed to beneficial use. It is also understood that this right must allow for a reasonable lowering of the static water level. This well shall be equipped with a two (2) inch opening for measuring depth to water. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of water begins, or before the Proof of Completion of Work is filed. This source is located within an area designated by the State Engineer, pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.
 (CONTINUED ON PAGE 2)

The amount of water to be appropriated shall be limited to the amount which can be applied to beneficial use, and not to exceed 0.1 cubic feet per second, but not to exceed 2.92 million gallons annually.

Work must be prosecuted with reasonable diligence and be completed on or before August 31, 1996

Proof of completion of work shall be filed before October 1, 1996

Application of water to beneficial use shall be filed on or before August 31, 1997

Proof of the application of water to beneficial use shall be filed on or before October 1, 1997

Map in support of proof of beneficial use shall be filed on or before N/A

Completion of work filed NOV 01 1996

Proof of beneficial use filed DEC 11 1997

Cultural map filed _____

Certificate No. 14928 Issued APR 28 1998

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, P.E.
 State Engineer of Nevada, have hereunto set my hand and the seal of my

office, this 31st day of AUGUST

A.D. 1998

[Signature]
 State Engineer



Page 2

61208

(PERMIT TERMS CONTINUED)

The total combined duty of water under Permits 61207 and 61208 shall not exceed 2.92 million gallons annually.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

This permit is issued under the provisions of NRS 534.120(2) as a preferred use.

Permit No. 61208 Certificate No. 14928 Book 59 Page 14928

THE STATE OF NEVADA

CERTIFICATE OF APPROPRIATION OF WATER

- - - - -

WHEREAS, Robert O. Hargis, Agent has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from an underground source through a drilled well, pump, and distribution system for industrial and domestic purposes. The point of diversion of water from the source is as follows:

SW¼ SW¼ Section 22, T.15N., R.25E., M.D.B.&M.,
or at a point from which the SW corner of said
Section 22 bears S. 16°07'40" W., a distance of
705.92 feet situated in Lyon County, State of
Nevada.

NOW KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator:	O'Sullivan Plastics Corporation
Source:	Underground
Manner of Use:	Industrial and Domestic
Amount of appropriation:	*0.10 c.f.s., but not to exceed 2.92 million gallons annually
Period of use:	January 1st to December 31st of each year
Date of priority of appropriation:	May 5, 1995

Description of the works of diversion, manner and place of use:

Water is developed by means of a drilled well, 150 feet deep, 10 inch diameter casing, via a 5 H.P. submersible pump, thence through a distribution system to a manufacturing plant of plastic pipe located within a portion of the SW¼ SW¼ of Section 22, T.15N., R.25E., M.D.B.&M.

*The total combined duty of water under this certificate and any certificate issued under Permit 61207, shall not exceed 2.92 million gallons annually.

This certificate is issued subject to the terms of the permit

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 20th day of April, A.D. 1998.


State Engineer

cms/sb



418547

12/27/2007
10 of 10

State of Nevada - Division of Water Resources

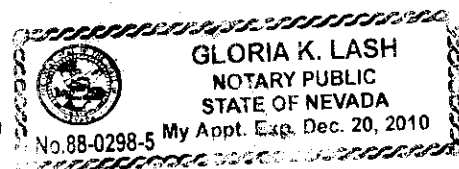
**901 S. Stewart Street
2nd Floor
Carson City, NV 89701**

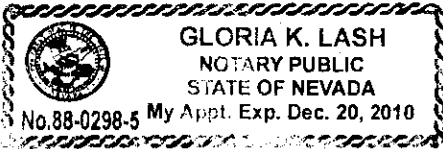
WELLINGTON STATION
PO BOX 29
WELLINGTON NV 89444

Receipt

		Payment Method	Check No.	Receipt #
		Check	1050	216713
Date	Item	Description		Amount
8/7/2007	Deeds - Permit COVERS DEEDS	Deed Filing Fee - Permit # 60037 AND 62128 COVERS ALL DEEDS LISTED ABOVE		85.00 0.00
Received by: Sue Cox <i>Sc</i>			Total	\$85.00

09-107

REPORT OF CONVEYANCE																															
of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer																															
1	APPLICATION / PERMIT No. <u>60037</u> PROOF, or CLAIM No.: _____ STATUS: <u>Cert</u> USE: <u>Comm</u>																														
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>Wellington Station Resort LLC</u> <u>Compston Trust</u>																														
If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.																															
3	NEW HOLDER(S) or BENEFICIARY(S): <u>Wellington Station LLC</u> ADDRESS: <u>P.O. Box 29</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u>																														
4	<div style="display: flex; justify-content: space-between;"> <div> <p>INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2</p> <table border="0"> <tr> <td>DEED(S).....</td> <td><u>3</u></td> <td>CORRECTION DEED(S).....</td> <td></td> <td>OTHER:</td> <td></td> </tr> <tr> <td>DEED(S) OF TRUST.....</td> <td></td> <td>RECONVEYANCE...at no charge</td> <td></td> <td>TOTAL NUMBER OF \$5 DOCUMENTS =></td> <td><u>1</u></td> </tr> <tr> <td>NOTICE(S) OF PLEDGE.....</td> <td></td> <td>MAP(S) at no charge.....</td> <td></td> <td>TOTAL # X \$10 each =</td> <td><u>3</u> <u>\$30</u> <u>.00</u></td> </tr> <tr> <td>DEATH CERTIFICATES.....</td> <td></td> <td>AFF OF ID at no charge.....</td> <td></td> <td>Report filing fee = \$25.00</td> <td><u>\$25</u> <u>.00</u></td> </tr> <tr> <td>DECREE(S) OF DISTR.....</td> <td></td> <td>OTHER:</td> <td></td> <td>TOTAL FEES SUBMITTED*</td> <td><u>\$55</u> <u>.00</u></td> </tr> </table> </div> <div style="border: 1px solid black; padding: 2px; font-size: small;"> <p>2607 AUG - 7 PM '09 STATE ENGINEER'S OFFICE</p> </div> </div>	DEED(S).....	<u>3</u>	CORRECTION DEED(S).....		OTHER:		DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF \$5 DOCUMENTS =>	<u>1</u>	NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X \$10 each =	<u>3</u> <u>\$30</u> <u>.00</u>	DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = \$25.00	<u>\$25</u> <u>.00</u>	DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	<u>\$55</u> <u>.00</u>
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DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	<u>\$55</u> <u>.00</u>																										
5	*ONE, ONE-TIME \$25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +\$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.																														
6	<p>This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).</p> <p>If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to Guidelines sheet for details.</p>																														
7	LIST SUPPLEMENTAL RIGHTS: _____																														
8	COUNTY: POINT OF DIVERSION: <u>Lyon</u> COUNTY: PLACE(S) OF USE: <u>Lyon</u>																														
9	PLACE(S) OF USE: Qtr. _____ Qtr. _____ Sec. <u>293</u> TOWNSHIP <u>10N</u> RANGE <u>23E</u> APN: <u>D10-631-20</u>																														
10	AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS <u>\$8.8</u> ACRE-FEET or MGA _____ ACRES or UNITS																														
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <u>X</u> NO <u>Aw</u>																														
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES _____ NO <u>X</u>																														
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____																														
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title: <u>62128</u>																														
15	Additional Space/Remarks: _____																														
16	<p>"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."</p> <div style="display: flex; justify-content: space-between;"> <div> <p>SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>7</u> DAY OF Mo. <u>Aug</u> Yr. <u>2007</u> <u>Gloria K. Lash</u> (SS) _____ Notary Signature Required</p> <p>NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE <u>Dec 20, 2010</u></p> </div> <div> <p>SIGNATURE: <u>Michelle G. Van Sickle</u> PRINT NAME: <u>Michelle Van Sickle</u> MAILING ADDRESS: <u>P.O. Box 29</u> FIRM NAME: <u>Wellington Station LLC</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u></p> <p>OWNER?: <u>yes</u> AGENT?: _____</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p>NOTARY STAMP</p> </div>																														

ITEM	State of Nevada REPORT OF CONVEYANCE of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer		Mar-06																														
1	APPLICATION / PERMIT No. <u>62128</u> PROOF, or CLAIM No.: _____ STATUS: <u>Per</u> USE: <u>Comm</u>																																
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>Wellington Station Resort LLC</u> <u>Compston Trust</u>																																
If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.																																	
3	NEW HOLDER(S) or BENEFICIARY(S): <u>Wellington Station LLC</u> ADDRESS: <u>P.O. Box 29</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u>																																
4	INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2 <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">DEED(S).....</td> <td style="width:5%; text-align: center;">3</td> <td style="width:30%;">CORRECTION DEED(S).....</td> <td style="width:5%; text-align: center;"></td> <td style="width:30%;">OTHER:</td> <td style="width:5%; text-align: center;"></td> </tr> <tr> <td>DEED(S) OF TRUST.....</td> <td style="text-align: center;"></td> <td>RECONVEYANCE...at no charge</td> <td style="text-align: center;"></td> <td>TOTAL NUMBER OF \$\$ DOCUMENTS =></td> <td style="text-align: center;">1</td> </tr> <tr> <td>NOTICE(S) OF PLEDGE.....</td> <td style="text-align: center;"></td> <td>MAP(S) at no charge.....</td> <td style="text-align: center;"></td> <td>TOTAL # X \$10 each =</td> <td style="text-align: right;">\$ 30 .00</td> </tr> <tr> <td>DEATH CERTIFICATES.....</td> <td style="text-align: center;"></td> <td>AFF OF ID at no charge.....</td> <td style="text-align: center;"></td> <td>Report filing fee = \$25.00</td> <td style="text-align: right;">\$ 25 .00</td> </tr> <tr> <td>DECREE(S) OF DISTR.....</td> <td style="text-align: center;"></td> <td>OTHER:</td> <td style="text-align: center;"></td> <td>TOTAL FEES SUBMITTED*</td> <td style="text-align: right;">\$ 55 .00</td> </tr> </table>			DEED(S).....	3	CORRECTION DEED(S).....		OTHER:		DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF \$\$ DOCUMENTS =>	1	NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X \$10 each =	\$ 30 .00	DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = \$25.00	\$ 25 .00	DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	\$ 55 .00
DEED(S).....	3	CORRECTION DEED(S).....		OTHER:																													
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9	PLACE(S) OF USE: Qtr. _____ Qtr. _____ Sec. <u>2 & 3</u> TWSHP <u>10N</u> RANGE <u>23E</u> APN: <u>010-631-20</u>																																
10	AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS <u>1.48</u> <u>ACRE-FEET</u> or MGA _____ ACRES or UNITS																																
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES _____ NO <u>X</u>																																
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES _____ NO <u>X</u>																																
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____																																
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title: <u>60037</u>																																
15	Additional Space/Remarks: _____																																
16	"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer." <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>7</u> DAY OF Mo. <u>Aug</u> Yr. <u>2007</u> (SS) <u>Gloria K. Lash</u> <small>Notary Signature Required</small> NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Casson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE <u>Dec 20, 2010</u> </div> <div style="width: 45%;"> SIGNATURE: <u>Michelle G. Van Sickle</u> PRINT NAME: <u>Michelle G. Van Sickle</u> MAILING ADDRESS: <u>P.O. Box 29</u> FIRM NAME: <u>Wellington Station, LLC</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u> OWNER?: <u>yes</u> AGENT?: _____ </div> </div> <div style="text-align: center; margin-top: 10px;">  <small>NOTARY STAMP</small> </div>																																

Conformed Copy

(Not Compared to Original)

04/19/2007

03:29 PM

Official Record

Requested By
STEWART TITLE OF NEVADALyon County - NV
Mary C. Milligan - Recorder

APN: 010-631-20
RETURN RECORDED DEED TO:
ANDREW MacKENZIE, ESQ.
ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
402 North Division Street
Carson City, NV 89703

GRANTEES/MAIL TAX STATEMENTS TO:
WELLINGTON STATION LLC
P.O. Box 29
Wellington, NV 89444

The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

Copy - has not been compared
with the Original Document - WCR

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 18, 2007, by and
between WELLINGTON STATION RESORT, LLC, a Nevada limited liability company, grantor,
and WELLINGTON STATION, LLC, a Nevada limited liability company, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
lawful money of the United States, and other good and valuable consideration to it in hand paid
by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,
and sell to the grantee, and to its successors and assigns, all that certain parcel of real property
located in the county of Lyon, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this
reference.)

Reserving all water rights appurtenant thereto, except 1.48 a.f.a. from Permit No. 62128 and 8.8 a.f.a. from Permit No. 60037 (subject to reservation of Permit No. 41214, Certificate No. 12748 therefrom) filed with the Nevada Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer.


TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

WELLINGTON STATION RESORT, LLC


By: MARION F. COMPSTON, Co-Trustee
Member/Manager


By: KATHRYN A. PEAK, Co-Trustee
Member/Manager

STATE OF NEVADA)

County of Washoe)

: ss.

On April 18, 2007, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



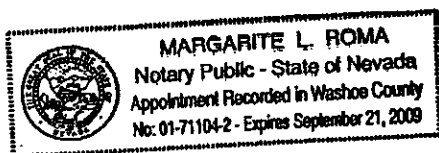
Margarite L. Roma
NOTARY PUBLIC

STATE OF NEVADA)

County of Washoe)

: ss.

On April 18, 2007, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



Margarite L. Roma
NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF PARCEL 2B-2 AND ALL OF PARCEL 2A-1 AS SHOWN ON PARCEL MAP, FILE NO. 130652, LYON COUNTY RECORDS LYING IN A PORTION OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, LYON COUNTY NEVADA AND FURTHER REFERENCED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED RECORDED FEBRUARY 5, 2003 AS DOCUMENT NO. 290297, OFFICIAL RECORDS OF LYON COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 2, AS SHOWN ON RECORDED PARCEL MAP FILE NUMBER 130652 IN THE LYON COUNTY RECORDERS OFFICE; THENCE SOUTH 2°41'15" WEST, 1531.51'; THENCE NORTH 52°10'15" EAST, 412.20'; THENCE NORTH 63°04'47" EAST, 216.46'; THENCE NORTH 52°38'25" EAST, 234.01'; THENCE SOUTH 65°01'28" EAST, 128.57' TO THE TRUE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED; THENCE NORTH 16°26'44" EAST, 130.56'; THENCE NORTH 47°26'11" EAST, 257.39'; THENCE NORTH 16°31'25" EAST, 104.16'; THENCE NORTH 22°10'56" WEST, 1320.26'; THENCE SOUTH 64°44'02" EAST, 327.13'; THENCE NORTH 47°31'14" EAST, 318.48' TO A POINT ON THE SOUTHERLY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 57°10'26" EAST, 530.96' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,950.00; SUBTENDED BY A CENTRAL ANGLE OF 13°02'00" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 32°49'34" WEST; THENCE ALONG THE ARC OF SAID CURVE 443.58' WITH A CHORD BEARING SOUTH 50°39'26" EAST, 442.62'; THENCE SOUTH 44°23'28" EAST, 71.77'; THENCE SOUTH 44°23'28" EAST, 218.64'; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 1°19'14" EAST, 97.97'; THENCE SOUTH 40°18'33" EAST, 280.15'; THENCE SOUTH 73°33'22" EAST, 63.80'; THENCE SOUTH 69°41'28" EAST 173.40' TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 44°16'22" EAST, 82.88' TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 131.59' SUBTENDED BY A CENTRAL ANGLE OF 28°11'30" AND FROM WHICH THE RADIUS POINT BEARS NORTH 15°56'17" WEST; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE 64.75' WITH A CHORD BEARING SOUTH 88°09'28" WEST, 64.10'; THENCE NORTH 77°44'47" WEST, 309.39' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 225.52' SUBTENDED BY A CENTRAL ANGLE OF 29°16'33" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 12°15'13" WEST; THENCE ALONG THE ARC

Continued on next page

READ AND APPROVED

X

X

[Signature]
[Signature]

OF SAID CURVE 115.23' WITH A CHORD BEARING SOUTH 87°36'57" WEST, 113.98'; THENCE SOUTH 72°46'34" WEST, 69.14'; THENCE SOUTH 73°02'49" WEST, 201.26' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 360.00' SUBTENDED BY A CENTRAL ANGLE OF 13°08'53"; AND FROM WHICH THE RADIUS POINT BEARS SOUTH 17°01'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 82.61' WITH A CHORD BEARING SOUTH 66°24'14" WEST, 82.43'; THENCE SOUTH 59°49'47" WEST, 166.56' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 180.00' SUBTENDED BY A CENTRAL ANGLE OF 21°26'24" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 30°10'13" EAST; THENCE ALONG THE ARC OF SAID CURVE 67.36' WITH A CHORD BEARING SOUTH 49°06'35" WEST 66.96'; THENCE SOUTH 38°23'23" WEST, 176.23' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 170.00' SUBTENDED BY A CENTRAL ANGLE OF 14°35'08" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 51°36'37" EAST; THENCE ALONG THE ARC OF SAID CURVE 43.28' WITH A CHORD BEARING SOUTH 31°05'49" WEST, 43.16'; THENCE SOUTH 23°49'55" WEST, 397.49'; THENCE SOUTH 68°48'18" WEST, 3.42'; THENCE SOUTH 23°48'15" WEST, 67.31'; THENCE NORTH 54°30'50" WEST, 446.17' TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF, LYING BELOW THE NATURAL ORDINARY HIGH WATER LINE OF THE WALKER RIVER.

SAID LAND BEING FURTHER SHOWN AS PARCEL 2A-1 OF A RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FOR THE COMPTON FAMILY 1982 TRUST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, STATE OF NEVADA, ON FEBRUARY 5, 2003, AS DOCUMENT NO. 290296, OFFICIAL RECORDS.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 27, 2004, AS FILE NO. 339068, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, STATE OF NEVADA AND RE-RECORDED MAY 8, 2006 AS DOCUMENT NO. 381505."

ASSESSOR'S PARCEL NO. 010-631-20

(Pursuant to NRS 111.312 this legal description was previously recorded as Document _____ in Book ____ at Page _____.

READ AND APPROVED

James Arthur Smith
Michelle J. Van Sitter

Requested By
MARION COMPSTON

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

a) 10-631-20

b) _____

c) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.c) ☐ Condo / Twnhse d) ☐ 2-4 Plexe) ☐ Apt. Bldg. f) ☐ Comm'/Ind'lg) ☐ Agricultural h) ☐ Mobile Homei) ☒ Other RV/mobile Home Park

3. Total Value/Sale Price of Property:

\$

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value

\$

Real Property Transfer Tax Due:

\$

3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3b. Explain Reason for Exemption: Re-recording to correct grantee name

5. Partial Interest: Percentage Being Transferred: %

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Marion A. Compston Capacity TrusteeSignature Matthew A. Peak Capacity Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Compston TrustAddress: Box 36City: WellingtonState: NV Zip: 89444

BUYER (GRANTEE) INFORMATION

Print Name: Wellington Station Resort LLC

Address: _____

City: same

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

Co. Name: _____ Esc. # _____

Address: _____

City: _____ State: _____ Zip: _____

FOR RECC

Document/E

Book: _____

Date of Rec: _____

Notes: _____

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$44.00
Recorded By: MCM RPTT:

DOC # 381505

05/08/2006 08:32 AM

Official RecordRequested By
MARION COMPTON

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 6 Fee: \$44.00

Recorded By: MCM RPTT:



0381505

APN# 10-631-20**Recording Requested by:**Name: Marion ComptonAddress: Box 36City/State/Zip: Wellington, NV. 89444**Mail Tax Statements to:**Name: Wellington Station Resort LLCAddress: Box 36City/State/Zip: Wellington, NV. 89444**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: _____

(State specific law)

Marion F. Compton
Signature (Print name under signature)

Trustee
Title

Marion F. Compton

Grant, Bargain & Sale Deed
(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to Correct Grantee name

-OR-

This document is being recorded to correct document # _____, and is correcting

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Lyon County Records Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

RPTT-#6
APN: 010-631-20
RETURN RECORDED DEED TO:
KATHY (CHAMPAGNE) PEAK
Stewart Title of Northern Nevada
5355 Kietzke Lane, Ste 103
Reno, NV 89511

DOC # 339068
12/27/2004 01:07 PM
Official Record
Requested By
MARION COMPSTON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 5 Fee: \$18.00
Recorded By: MPT RPTT:
0339068

GRANTEES/MAIL TAX STATEMENTS TO:
MARION F. COMPSTON
Box 36
Wellington, NV 89444

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 27, 2004, by and
between MARION F. COMPSTON, Surviving Trustee and KATHRYN A. PEAK, formerly
known as KATHRYN A. CHAMPAGNE, Successor Trustee of the COMPSTON FAMILY 1982
RESORT
TRUST, dated June 16, 1982 grantors, and WELLINGTON STATION, LLC, grantee,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
lawful money of the United States, and other good and valuable consideration to them in hand
paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant,
bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real
property located in the county of Lyon, state of Nevada, and more particularly described as
follows:

(See, Exhibit "A" attached hereto and incorporated herein by this
reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances, including water rights, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

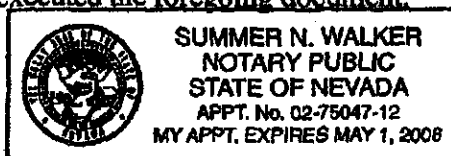
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

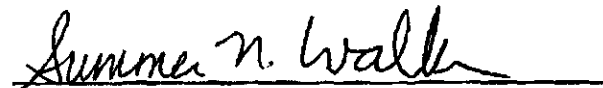

MARION F. COMPSTON, Trustee


KATHRYN A. PEAK, Trustee

STATE OF NEVADA)
 : ss.
County of Lyon)

On December 27, 2004, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.




NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
County of WASHOE)

On December 23rd, 2004, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the person whose name



381505

05/08/2006
004 of 6

339068

12/21/2004
003 of 3

is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



Sarah Y. Leniz
NOTARY PUBLIC



301505

05/08/2026
005 of 6

310050

12/27/2024
004 of 5EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF PARCEL 2B-2 AND ALL OF PARCEL 2A-1 AS SHOWN ON PARCEL MAP, FILE NO. 130652, LYON COUNTY RECORDS, LYING IN A PORTION OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, LYON COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 2, AS SHOWN ON RECORDED PARCEL MAP FILE NUMBER 130652 IN THE LYON COUNTY RECORDERS OFFICE, THENCE SOUTH 2°41'15" WEST, 1531.51'; THENCE NORTH 52°10'15" EAST, 412.20'; THENCE NORTH 63°04'47" EAST, 216.46'; THENCE NORTH 52°38'25" EAST, 234.01'; THENCE SOUTH 65°01'28" EAST, 128.57' TO THE TRUE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED; THENCE NORTH 16°26'44" EAST, 130.56'; THENCE NORTH 47°26'11" EAST, 257.39'; THENCE NORTH 16°31'25" EAST, 104.16'; THENCE NORTH 22°10'56" WEST, 1320.26'; THENCE SOUTH 64°44'02" EAST, 327.13'; THENCE NORTH 47°31'14" EAST, 318.48' TO A POINT ON THE SOUTHERLY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 57°10'26" EAST, 530.96' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,950.00; SUBTENDED BY A CENTRAL ANGLE OF 13°02'00" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 32°49'34" WEST; THENCE ALONG THE ARC OF SAID CURVE 443.58' WITH A CHORD BEARING SOUTH 50°39'26" EAST, 442.62'; THENCE SOUTH 44°23'28" EAST, 71.77'; THENCE SOUTH 44°23'28" EAST, 218.64'; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 1°19'14" EAST, 97.97'; THENCE SOUTH 40°18'33" EAST, 280.15'; THENCE SOUTH 73°33'22" EAST, 63.80'; THENCE SOUTH 69°41'28" EAST 173.40' TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 44°16'22" EAST; 82.88' TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 131.59' SUBTENDED BY A CENTRAL ANGLE OF 28°11'30" AND FROM WHICH THE RADIUS POINT BEARS NORTH 15°56'17" WEST; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE 64.75' WITH A CHORD BEARING SOUTH 88°09'28" WEST; 64.10; THENCE NORTH 77°44'47" WEST, 309.39' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 225.52' SUBTENDED BY A CENTRAL ANGLE OF 29°16'33" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 12°15'13" WEST; THENCE ALONG THE ARC



381505

05/08/2006
006 of 6

330068

12/22/2004
005 of 5

OF SAID CURVE 115.23' WITH A CHORD BEARING SOUTH 87°36'57" WEST, 113.98'; THENCE SOUTH 72°46'34" WEST, 69.14'; THENCE SOUTH 73°02'49" WEST, 201.26' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 360.00' SUBTENDED BY A CENTRAL ANGLE OF 13°08'53"; AND FROM WHICH THE RADIUS POINT BEARS SOUTH 17°01'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 82.61' WITH A CHORD BEARING SOUTH 66°24'14" WEST, 82.43'; THENCE SOUTH 59°49'47" WEST, 166.56' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 180.00' SUBTENDED BY A CENTRAL ANGLE OF 21°26'24" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 30°10'13" EAST; THENCE ALONG THE ARC OF SAID CURVE 67.36° WITH A CHORD BEARING SOUTH 49°06'35" WEST 66.96'; THENCE SOUTH 38°23'23" WEST, 176.23' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF

170.00' SUBTENDED BY A CENTRAL ANGLE OF 14°35'08" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 51°36'37" EAST THENCE ALONG THE ARC OF SAID CURVE 43.28' WITH A CHORD BEARING SOUTH 31°05'49" WEST, 43.16'; THENCE SOUTH 23°49'55" WEST, 397.49'; THENCE SOUTH 68°48'18" WEST, 3.42'; THENCE SOUTH 23°48'15" WEST, 67.31'; THENCE NORTH 54°30'50" WEST, 446.17' TO THE POINT OF BEGINNING.

BEING ASSESSOR PARCEL 010-631-20
CONTAINING 34.05 ACRES MORE OR LESS

Pursuant to NRS 111.312, legal description was previously recorded in Document 290297 on February 5, 2003 in the Official Records of Lyon County, Nevada

DOC # 339068

Official Record

Requested By
MARION COMPSTON

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: MCM RPTT:



0339068

RPTT #6
APN: 010-631-20
RETURN RECORDED DEED TO:
KATHY (CHAMPAGNE) PEAK
Stewart Title of Northern Nevada
5355 Kietzke Lane, Ste 103
Reno, NV 89511

GRANTEES/MAIL TAX STATEMENTS TO:
MARION F. COMPSTON
Box 36
Wellington, NV 89444

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 27, 2004, by and
between MARION F. COMPSTON, Surviving Trustee and KATHRYN A. PEAK, formerly
known as KATHRYN A. CHAMPAGNE, Successor Trustee of the COMPSTON FAMILY 1982
Resort,
TRUST, dated June 16, 1982 grantors, and WELLINGTON STATION, LLC, grantee,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
lawful money of the United States, and other good and valuable consideration to them in hand
paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant,
bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real
property located in the county of Lyon, state of Nevada, and more particularly described as
follows:

(See, Exhibit "A" attached hereto and incorporated herein by this
reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances, including water rights, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

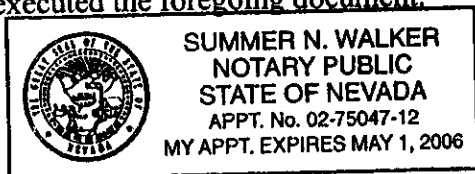
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Marion F. Compston, Trustee
MARION F. COMPSTON, Trustee

Kathryn A. Peak, Trustee
KATHRYN A. PEAK, Trustee

STATE OF NEVADA)
) : ss.
County of Lyon)

On December 27, 2004, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



Summer N. Walker
NOTARY PUBLIC

STATE OF NEVADA)
) : ss.
County of WASHOE)

On December 23rd, 2004, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the person whose name

is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



Sarah Y. Leniz
NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

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CONTAINING 34.05 ACRES MORE OR LESS

Pursuant to NRS 111.312, legal description was previously recorded in Document 290297 on February 5, 2003 in the Official Records of Lyon County, Nevada

State of Nevada - Division of Water Resources

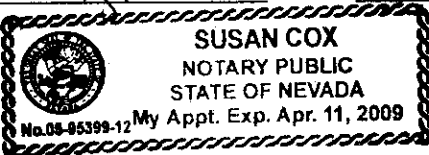
901 S. Stewart Street
2nd Floor
Carson City, NV 89701

JAMES VAN SICKLE
PO BOX 29
WELLINGTON NV 89444

Receipt

		Payment Method	Check No.	Receipt #
		Check	2524	215938
Date	Item	Description		Amount
7/9/2007	Deeds - Permit	Deed Filing Fee - Permit # 25690 COVERS CHG NO 76039 AND DEEDS		35.00
Received by: Sue Cox <i>Sc</i>			Total	\$35.00

09-107

State of Nevada REPORT OF CONVEYANCE of a water right to Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer		May-06																														
1	APPLICATION / PERMIT No. <u>25690</u> PROOF, or CLAIM No.: _____ STATUS: _____ USE: _____																															
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>Yvette P. Gregoris</u>																															
If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.																																
3	NEW HOLDER(S) or BENEFICIARY(S): <u>Wellington Station LLC</u> ADDRESS: <u>P.O. Box 29</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u>																															
4	<div style="display: flex; justify-content: space-between;"> <div> <p>INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE.</p> <table border="0"> <tr> <td>DEED(S).....</td> <td><u>1</u></td> <td>CORRECTION DEED(S).....</td> <td></td> <td>OTHER:</td> <td></td> </tr> <tr> <td>DEED(S) OF TRUST.....</td> <td></td> <td>RECONVEYANCE...at no charge</td> <td></td> <td>TOTAL NUMBER OF SS DOCUMENTS =></td> <td><u>1</u></td> </tr> <tr> <td>NOTICE(S) OF PLEDGE.....</td> <td></td> <td>MAP(S) at no charge.....</td> <td></td> <td>TOTAL # X \$10 each =</td> <td>\$ <u>0.00</u></td> </tr> <tr> <td>DEATH CERTIFICATES.....</td> <td></td> <td>AFF OF ID at no charge.....</td> <td></td> <td>Report filing fee = \$25.00</td> <td>\$ <u>0.00</u></td> </tr> <tr> <td>DECREE(S) OF DISTR.....</td> <td></td> <td>OTHER:</td> <td></td> <td>TOTAL FEES SUBMITTED*</td> <td>\$ <u>35.00</u></td> </tr> </table> </div> <div style="text-align: right; font-size: small;">See Guidelines Page 2</div> </div>		DEED(S).....	<u>1</u>	CORRECTION DEED(S).....		OTHER:		DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF SS DOCUMENTS =>	<u>1</u>	NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X \$10 each =	\$ <u>0.00</u>	DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = \$25.00	\$ <u>0.00</u>	DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	\$ <u>35.00</u>
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5	*ONE, ONE-TIME \$25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +\$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.																															
6	<p>This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).</p> <p>If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to Guidelines sheet for details.</p>																															
7	LIST SUPPLEMENTAL RIGHTS: <u>40400, 46608</u>																															
8	COUNTY: POINT OF DIVERSION: <u>Lyon</u> COUNTY: PLACE(S) OF USE: <u>Lyon</u>																															
9	PLACE(S) OF USE: Qtr. <u>NW</u> Qtr. <u>SW</u> Sec. <u>12</u> TOWNSHIP <u>11N</u> RANGE <u>23E</u> APN: _____																															
10	AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS <u>5</u> <u>ACRE-FEET</u> of MGA _____ ACRES or UNITS																															
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <u>X</u> NO <u>NOT</u>																															
12	IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES <u>X</u> NO _____																															
13	IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____																															
14	List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.																															
15	Additional Space/Remarks: _____																															
16	<p>"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>9</u> DAY OF <u>July</u> Yr. <u>2007</u> <u>Susan Cox</u> <small>(SS) Notary Signature Required</small></p> <p>NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Carson City</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRE <u>4-11-09</u></p> </div> <div style="width: 45%;"> <p>SIGNATURE: <u>Michelle G. Van Sickle</u> PRINT NAME: <u>Michelle G. Van Sickle</u> MAILING ADDRESS: <u>P.O. Box 29</u> FIRM NAME: <u>Wellington Station LLC</u> CITY: <u>Wellington</u> STATE: <u>NV</u> ZIP CODE: <u>89444</u> PHONE: <u>775-465-2409</u></p> <p>OWNER?: <u>yes</u> AGENT?: _____</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  </div>																															

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

No APN Assigned
When recorded, mail to Grantees,
Mail tax statement to Grantees:
Wellington Station, LLC
P.O. Box 29
Wellington, NV 89444

WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 29 day of May, 2007,
between Yvette P. Gregoris ("Grantor") and Wellington Station, LLC, a Nevada Limited Liability
Company, ("Grantees").

WITNESSETH

That said Grantors for and in consideration of the sum of SEVENTEEN THOUSAND AND FIVE
HUNDRED DOLLARS (\$17,500.00), lawful money of the United States of America, to it in hand paid by
Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, have
remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim
unto said Grantees and their heirs, executors, administrators, successors and assigns forever, all of their
right, title and interest in and to those certain water rights as follows:

A portion of Application No. 25690, Certificate No. 9215, being 0.0208 cubic feet per second and 5.0 acre
feet annually, said portion having its place of use described as 1.25 acres within the NW ¼ of the SW ¼ of
Section 12, T.11N., R.23E., M.D.M., Lyon County, Nevada. Said place of use being further described as
the westerly 65 feet of Parcel D and the easterly 17 feet of Parcel C as shown on that certain Parcel Map for
Yvette P. Gregoris recorded in the Official Records of Lyon County as Document Number 401820.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto
belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof.

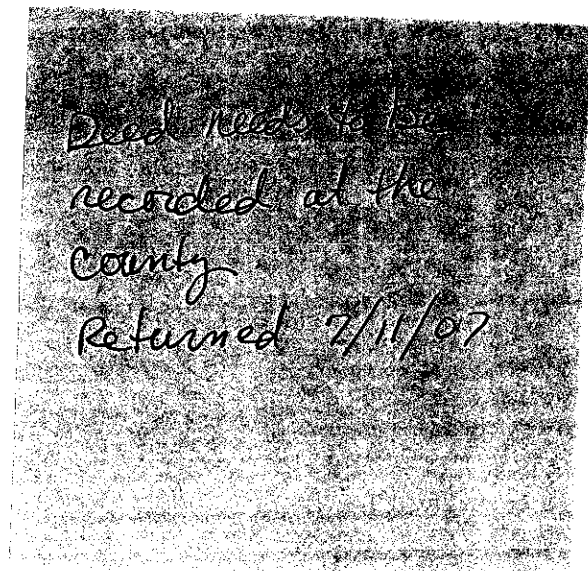
TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances,
unto the said Grantees and to their heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have caused this Water Rights Deed to be executed the day
and year first above written.

GRANTORS:

Yvette P. Gregoris
Yvette P. Gregoris

STATE OF NEVADA)



COUNTY OF Douglas) SS

On this 29th day of May, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvette P. Gregoris, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument for the purposes herein stated.

WITNESS my hand and official seal.

Lindsay M. Dugas
NOTARY PUBLIC



MAY 29 2007

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) _____
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other Water right

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 17,500.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ 17,500.00

Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Yvette P. Gregoris Capacity Grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: YVETTE P. GREGORIS
Address: 49 Pleasant View La
City: Wellington
State: Nevada Zip: 89444

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wellington Station LLC
Address: PO Box 29
City: Wellington
State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Wellington Station LLC Escrow #: _____
Address: PO Box 29
City: Wellington NV, 89444 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED